



County of Santa Cruz

LOCAL COASTAL PROGRAM

LAND USE PLAN

ADOPTED BY THE SANTA CRUZ COUNTY BOARD OF SUPERVISORS • MAY 15, 1981
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ADOPTED AS AN ELEMENT OF THE COUNTY GENERAL PLAN • NOVEMBER 16, 1982
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Santa Cruz County Board of Supervisors

Gary Patton, Chairperson
Joe Cucchiara
Dan Forbus
Robley Levy
E. Wayne Moore

Santa Cruz County Planning Commission

Celia Scott-Von der Muhll, Chairperson
Charles E. Barr, Jr.
Ree Burnap
I.H. (Skip) Eberly
Mitchell Page

Planning Department Staff

Kris Schenk, Planning Director
David Laughlin, Chief, Comprehensive Planning
Michael Dever, Administrative Services Officer

Genette Sonnesyn, LCP Project Director	Mary Ann Johnson, LCP Staff
Patrick McCormick, LCP Staff	Patty Haymond, LCP Staff
Sheila Baumgarten, LCP Staff	David Nixen
Robert Dickinson	Dennis Hanley
Harvey & Stanley, Biological Consultants	
John Stanley, Randy Morgan, Michael Marangio	

Tom Burns	Ron Marquez
Betty Cost	John Ricker
Dan de Grassi	Meredith Roeder
Michael Di Donato	John Warren
Ellen Greenlee	Sue Williamson
Don Lauritson	

Graphics

Dan Neubauer
Kim Geddes, LCP Staff
Orla Stuart

Typing, Word Processing

Sharon Bandy
Marilyn Gray
Peggy Hopper
Dorothy McKellar
Ruby Rudman

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INTRODUCTION

The California Coastal Zone is a distinct and valuable natural resource of vital and enduring interest to all the people and exists as a delicately balanced ecosystem The permanent protection of the state's natural and scenic resources is a paramount concern to the present and future residents of the state and nation.

These basic findings, from the California Coastal Act of 1976 (Section 30001), reflect the concern for the future of the Coastal Zone expressed by the people of California in the passage of Proposition 20 in 1972.

By that time, coastal development had resulted in degradation and, in some instances, destruction of coastal resources and had greatly decreased opportunities for public access to the shore. Recognizing these trends, California voters created a custodian of the larger public interest. Proposition 20 temporarily set up a State Coastal Conservation and Development Commission and six Regional Commissions to regulate coastal development while the Commission prepared a statewide Coastal Plan.

Based on this Coastal Plan, the State Legislature passed the Coastal Act of 1976. This Act sets up detailed policies for permanent coastal management.

The basic goals of the Coastal Act, as stated in the Public Resources Code, Section 30001.5 are to:

- a) Protect, maintain, and where feasible, enhance and restore the overall quality of the Coastal Zone environment and its natural and man-made resources.
- b) Assure orderly, balanced utilization and conservation of Coastal Zone resources taking into account the social and economic needs of the people of the state.
- c) Maximize public access to and along the coast and maximize public recreation opportunities in the Coastal Zone consistent with sound resource conservation principles and constitutionally protected rights of private property owners.
- d) Assure priority for coastal-dependent development over other development on the coast.
- e) Encourage state and local initiatives and cooperation in preparing procedures to implement coordinated planning and development for mutually beneficial uses, including education uses, in the Coastal Zone.

Development of the Local Coastal Program

A key factor in the law is that most of the authority vested in the Commission by the Coastal Act is to be transferred to the local governments through adoption and certification of "Local Coastal Programs."

The Local Coastal Program (LCP) includes a local government's land use plans, zoning ordinance, zoning district maps, and other implementing actions, which, when taken together, meet the requirements of, and implement the provisions and policies of the Coastal Act. Each LCP will reflect the coastal issues and concerns of the local jurisdiction and must be consistent with the statewide policies of the Coastal Act. Once adopted, the LCP becomes legally binding on the County and provides a permanent program for coastal protection.

Local Coastal Programs are divided into two major parts: the Land Use Plan and the Implementation Plan.

The Land Use Plan is defined by Section 30108.4 of the Coastal Act as the "relevant portions of a local government's general plan, or local coastal element which are sufficiently detailed to indicate the kinds, location, and intensity of land uses, the applicable resources protection and development policies, and where necessary, a listing of implementing actions." The Local Coastal Program Land Use Plan is a comprehensive long-term plan for land use and physical development within the County's Coastal Zone. The plan includes policies and programs consistent with the provisions of the Coastal Act.

The Implementation Plan includes zoning, regulation revision, and other programs needed to carry out the goals, policies, and land use designations of the LCP Land Use Plan.

The process for review and approval of both plans includes public hearings before the Santa Cruz County Planning Commission and Board of Supervisors, and the California Coastal Commission. When the Coastal Commission has determined that the County's Local Coastal Program meets the requirements of the Coastal Act, the Commission will "certify" the LCP. Finally, the Board of Supervisors will "enact" the certified LCP, including any necessary revisions to the General Plan and Zoning Ordinance, and the County will receive the responsibility for implementing the LCP. Permit authority in the Coastal Zone is transferred to the local government. When certified, the LCP becomes binding not only on local public and private development, but also on special districts and state agencies.

After certification, actions taken by the County may be appealed to the State Commission only under defined circumstances (specified in Section 30603). The State Commission will retain permit authority in certain limited areas, such as tidelands and submerged lands (Coastal Act Section 30519(b), and LCP Regulations Section 00198).

Like any plan, the Local Coastal Program must remain pertinent and up-to-date in order to be effective. The Coastal Act provides for Commission review of each LCP at least every five years, and, in addition, the County may prepare and submit LCP amendments for review by the Coastal Commission on a periodic basis. Amendments must also be "certified" before becoming effective. Commission regulations currently permit up to three LCP amendments each year.

Santa Cruz County LCP Land Use Plan

What Is Included in the Land Use Plan? The Land Use Plan portion of Santa Cruz County's Local Coastal Program consists of the following:

- 7
- o The text of the written document, including the policies and programs specified in the text, and the associated charts and tables organized into ten subjects as follows:

1. Natural Systems
2. Agriculture and Timber
3. Hazards
4. Shoreline Access
5. Recreation and Visitor-Serving Facilities
6. Visual Resources
7. Locating and Planning New Development
8. Public Works
9. Housing
10. Industry and Energy Facilities

- o Maps as follows:

Sensitive Habitat Maps
Resources and Constraints Maps
Water Resource Area Maps
Shoreline Access Maps
Visual Resource Maps
Land Use Plan Maps

- o Glossary
- o List of Proposed Implementing Actions

Effect Of Land Use Plan Policies and Programs. The policies set forth in this document shall, upon certification by the California Coastal Commission, govern future development within the coastal zone in the unincorporated portions of Santa Cruz County. The implementing actions required to be enacted as part of the County's Local Coastal Program shall conform to and carry out these policies.

The proposed programs identified in this document are to be carried out by the County in connection with the implementation of the County's Local Coastal Program. In some cases, the interpretation or application of one or more of the Local Coastal Program's Land Use Plan policies might be affected by the results of a program proposed in the Land Use Plan. In any such case, until the program has been completed, the Land Use Plan policies contained in this document shall be interpreted and applied to particular development applications or projects in a manner which will be as protective of coastal resources as is possible.

The relevant sections of the California Coastal Act printed in this document are part of the policies which comprise the Land Use Plan. In any case in which the interpretation or application of a Land Use Plan policy is unclear, as that policy may relate to a particular development application or project, the application or interpretation of the policy which most clearly conforms to the Coastal Act policy shall be utilized.

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Adoption As A General Plan Element. The Local Coastal Program Land Use Plan, was adopted by the Santa Cruz County Board of Supervisors on November 16, 1982, as an element of the County General Plan. All of the policies of the General Plan apply in the Coastal Zone, except where the LCP Land Use Plan policies are more stringent, in which case they take precedence. The adoption of this element of the General Plan also amended the previous General Plan land use, resource, and constraint maps to conform to the LCP Land Use Plan. However, because these General Plan mapped designations are subject to amendment in response to new information and needs, the General Plan maps on file with the County Planning Department should be consulted for current and accurate designations.

This LCP Land Use Plan is published as a second companion volume to the General Plan. Amendments to either the LCP Land Use Plan (policies or mapped designations) or the implementation program (see below) must be certified by the Coastal Commission prior to being put into effect.

Land Use Plan Implementation. Phase I of the LCP Land Use Plan implementation was completed by the County on November 23, 1982, with the adoption of extensive amendments and additions to the County codes governing land use and development. The Coastal Commission certified the County's implementation program and on January 13, 1983, and transferred coastal permit authority to the County. Except for coastal inundation and public trust areas, coastal development permits are issued by the County, with right of appeal to the Coastal Commission in specifically defined instances (see County Code Chapter 13.20, Coastal Zone Regulations).

SECTION I

NATURAL SYSTEMS

COASTAL ACT POLICIES

Section 30240.

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on such resources shall be allowed within such areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

Section 30230. Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms adequate for long-term commercial, recreational, scientific, and educational purposes.

Section 30231. The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of groundwater supplies and substantial interference with surface water flow, encouraging waste water reclamation, maintaining natural vegetation buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

1.0 NATURAL SYSTEMS

SENSITIVE HABITAT PROTECTION

POLICIES

1.1 Definition

"Sensitive habitats include any area in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem, and which could be easily disturbed or degraded by human activities and developments. In addition, some of sensitive habitats require further protection from disturbance, and this subset of sensitive habitats is called "environmentally sensitive habitat areas."

1.1.1 Define the following sensitive habitats as those areas which meet one or more of the following criteria:

- a. Areas of special biological significance as identified by the State Water Resources Control Board.
- b. Areas which provide habitat for locally unique species, including but not limited to, the special forests and grasslands designated in this Land Use Plan.
- c. Areas adjacent to essential habitats of rare and endangered species.
- d. The habitat of rare, endangered and threatened species as designated by the California Native Plant Society.
- e. The habitat of rare, endangered, and threatened species as designated by the State Fish and Game Commission, or the United States Department of Interior Fish and Wildlife Service.
- f. All marine, wildlife, and education/research reserves.
- g. Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, shorebird roosting, resting and nesting areas.
- h. Dune plant habitats.
- i. All lakes, wetlands, estuaries, lagoons, streams and rivers.
- j. Riparian corridors.

1.1.2 Define the following sensitive habitat types described in #1.1.1 as environmentally sensitive habitat areas and apply the policies contained in Coastal Act Section 30240(a).

- a. The habitat of rare, endangered, and threatened species as designated by the State Fish and Game Commission or the United States Department of Interior Fish and Wildlife Service.
- b. All marine, wildlife, and education/research reserves.
- c. Nearshore reefs, rocky intertidal areas, seacaves, islets, offshore rocks, kelp beds, marine mammal hauling grounds, shorebird roosting, resting and nesting areas.
- d. Dune plant habitats.
- e. All lakes, wetlands, estuaries, lagoons, streams and rivers.
- f. Riparian corridors.

1.2
POLICIES

Designation

1.2.1 Designate the following areas as sensitive habitats including: (a) those shown on the Sensitive Habitat Map; (b) any undesignated areas which meet the criteria (1.1.1) and which are identified through the biotic review process or other means; and (c) areas of biotic concern as shown on the Resources and Constraints maps which contain concentrations of rare, endangered, threatened or unique species.

1.3
POLICIES

Permitted Uses

- 1.3.1 Uses shall be permitted in and adjacent to sensitive habitats only as shown on the Sensitive Habitat Standards Table.
- 1.3.2 Any project or use which cannot mitigate significant adverse impacts on sensitive habitats shall be denied.
- 1.3.3 Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and any proposed development must maintain or enhance the functional capacity of the habitat area. Only uses dependent on such resources shall be allowed within such areas.
- 1.3.4 Development in areas adjacent to environmentally sensitive habitat areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of such habitat areas.

1.4
POLICIES

Protection of Sensitive Habitats

1.4.1 Require performance standards consistent with the Sensitive Habitat Standards Table for all development within and adjacent to such areas.

SENSITIVE HABITAT STANDARDS

Sensitive Habitat Type	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
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Upland Habitats

Special Forests

- o San Andreas Live Oak Woodland/ Maritime Chaparral
 - forest preserve
 - nature observation
 - educational instruction
 - residential uses, meeting performance criteria
- o Indigenous Ponderosa Pine Forest
 - forest preserve
 - nature observation
 - educational instruction
 - residential uses, meeting performance criteria

uses consistent with LCP policies

uses consistent with LCP policies

POLICIES: (All special forests.) For parts of habitats not chosen for purchase, permit residential development only at the lowest density allowed by the Land Use Plan designation.

For residential development restrict percent of land area disturbed to 1/4 acre/unit, or 25% of the parcel whichever is less, unless fire safety practices require greater clearance. Require clustering. Define building envelope: Require landscaping plans, plantings to include characteristic native species.** Require applicants to allow development and utilization of a prescribed burning program or other means to mimic the effects of natural fires to reduce the fire hazard to human residents, and to enhance the health of biotic communities, (GP, p. 1-9).

- o Indigenous Monterey Pine Forest
 - forest preserve
 - nature observation
 - educational instruction
 - residential uses, meeting performance criteria

uses consistent with LCP policies

In addition to the policies regulating all special forests, Indigenous Monterey Pines and Santa Cruz Cypress require more protective measures because of their status as rare (California Native Plant Society designation of indigenous Monterey Pine) and endangered (Santa Cruz Cypress designation per California Administrative Code, Section 670.2, Title 14). Designate essential habitat areas for these species. (Refer to performance standards for habitats of rare and endangered species which require preservation of essential habitats of such species.) Require a minimum 50' buffer between cypress communities and location of development.

nature observation
forestry
rural and mountain
residential
agriculture

scientific research
educational instruction

- o Santa Cruz Cypress Groves

PROGRAM: (All special forests.) Select prime special forest areas for purchase as unique forest preserves.

Grassland

nature observation
educational instruction
viticulture
residential uses,
meeting performance
criteria
grazing

agriculture
rural and mountain
residential uses
consistent with
LCP policies

POLICIES: Allow no division of land with grassland habitat.

For a parcel containing grassland habitat, density credit for the grassland may be allowed for residential development on developable portions of the parcel outside the grassland, only at the lowest density allowed by the Land Use Plan. Require clustering of new development projects where feasible, and place development outside grassland habitat.

PROGRAMS: Prepare a countywide grassland management plan. Develop education programs, grazing management plans, or other solutions where there is evidence of over-grazing in cooperation with Soil Conservation Service, and the Santa Cruz County Resource Conservation District. Develop prescribed burning, grazing, or other measures to preserve grassland, except where an area is being replanted with native trees and a timber management plan has been approved.

Locally Unique
Species Habitats

Uses compatible with
protection of the
habitat

POLICY: Reduce in scale, redesign, or if no other alternative exists, deny any project which cannot sufficiently mitigate impacts on locally unique species habitats.

- * The distinction between permitted and conditional uses will be made during the implementation phase.
- ** For a list of native plants refer to: "Landscape Criteria," adopted by the Board of Supervisors and available at the Planning Department.

SENSITIVE HABITAT STANDARDS

Sensitive Habitat Type	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
<u>Areas Adjacent to Essential Habitats of Rare, Endangered and Threatened Species</u>			
Area Adjacent to Salamander Essential Habitat (Valencia Lagoon Watershed, Ellicott Pond, and Seascape Pond)	nature study research hillsides-residential at urban low densities subject to performance standards existing agriculture	uses consistent with LCP policies (refer to salamander essential habitat below)	<p><u>POLICIES:</u></p> <ul style="list-style-type: none"> Extend SP District to Seascape Pond and area around farm pond near Ellicott, and adjust the SP District at Valencia Lagoon watershed to cover all potential terrestrial habitat. Site disturbance shall not exceed 25% of lot. Impervious surface shall not exceed 10% of lot. Dedicate conservation easement over undisturbed portion of site to Department of Fish and Game. No grading between October 15 and April 15. Save all native trees to the maximum extent possible. Avoid grading or filling within drip line of 24" or large diameter trees. Minimize disturbance of native vegetation. Require seepage pits where feasible. Revegetate disturbed areas promptly with native or approved species. Site disturbance after revegetation shall not exceed 15% of the lot. Require step or pole foundations on slopes over 15 percent. Require pole foundations on slopes over 30 percent. Require that additions to existing development conform to LCP performance standards, except for new foundations which may not feasibly be constructed according to these standards. For the purposes of calculating site disturbance and impervious surface coverage, consider the existing development and the addition as a new development.

PROGRAMS:

- Explore with residents & Department of Fish & Game and other interested agencies, long-term techniques to prevent substantial lot disturbance and removal of native vegetation on lots which currently have houses on them.
- Establish a septic system maintenance district.
- Encourage acquisition of lots next to lagoon for a preserve.
- Establish essential habitats for the Ellicott Pond and the Seascape Pond areas.

* The distinction between permitted and conditional uses will be made during the implementation phase.

SENSITIVE HABITAT AREAS ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally Sensitive Habitat Area**	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
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<u>Essential Habitats of Rare Endangered, Threatened, Unique Species</u>	nature study and research, hunting, fishing and equestrian trails that have no adverse impacts on the species or habitat timber harvest as a conditional use	varies depending on essential habitat	<p><u>POLICIES:</u> (1) Within the following areas, require a biotic evaluation as part of normal project review to determine whether a full biotic report should be prepared:</p> <ul style="list-style-type: none"> a) areas of biotic concern, mapped b) sensitive habitats, mapped & unmapped c) virgin redwood, Douglas fir forest, hard chaparral, caves, areas with exposed rock. <p>(2) When called for by a biotic evaluation, require a full biotic report to be done by a qualified biologist and to include at minimum:</p> <ul style="list-style-type: none"> a) Identification when conditions warrant (see Biotic Review Flow Chart in Appendix) of the rare, endangered, and unique species on the subject, site, and b) Identification of the essential habitat(s) of such species including a) animal food, water, nesting, or denning sites; and reproduction, predation and migration requirements; and b) plant life histories; and soils, climate and geographic requirements. c) Development of specific measures to protect species and sensitive habitat areas and meet performance criteria. <p>(3) Require preservation of essential habitats of rare and endangered species, including habitat areas outside the Coastal Zone when the loss of such habitats could affect rare, endangered and threatened species located within the Coastal Zone. Use dedication of conservation easements on undisturbed portions of sensitive habitat remaining on site, and other appropriate means.</p>
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PROGRAM: Determine minimum area requirements for the protection of rare, endangered and unique species. Integrate any biotic review into the Timber Harvest regulations. (Sec. #2.8.10.) Develop a program to enforce performance standards protecting rare, endangered, threatened and unique species. Request state and federal assistance in enforcement of performance standards.

Salamander Essential Habitat wildlife preserve
nature study and
research

uses consistent
with LCP policies
(refer to Area Adjacent
to Salamander Essential
Habitat)

PROGRAM: Develop methods to eliminate development potential in the essential habitat area, including seeking funding for acquisition of lots. Institute a procedure whereby, upon receiving a development application for an undeveloped parcel within the essential habitat, the County shall notify the California Coastal Commission, Coastal Conservancy, California Department of Fish and Game, and U.S. Fish and Wildlife Service. The County or other agency shall have one year to decide whether to acquire the parcel. If the County and other agencies decide not to acquire the parcel development potential in the essential habitat has not been otherwise eliminated, and development cannot be accommodated on the parcel outside the essential habitat, development may proceed consistent with the standards for the area adjacent to the salamander essential habitat and other LUP policies. A security deposit shall be required to ensure compliance with those standards.

* The distinction between permitted and conditional uses will be made during the implementation phase.

** See policy I.4.2 and Coastal Action Section 30240.

SENSITIVE HABITAT STANDARDS
ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally Sensitive Habitat Area**	Permitted/Conditional* Uses Within Habitat Area	Permitted Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
<u>Marine Resources</u>			
Kelp Beds	nature observation mariculture, scuba diving	recreational fishing	<p>POLICY: Prohibit any development which might result in a discharge to the marine environment, whether within or without the sensitive habitat area, which might adversely affect this habitat type.</p> <p>Prohibit potentially disruptive threats in the County's sensitive marine habitat, which include the discharge or spillage of wastes and hazardous materials, which may originate from a variety of other sources. The main sources of concern are wastewater discharge, toxic agricultural drainage water from the San Joaquin Valley and other agricultural area, and activities associated with the development and transport of oil and gas. Of these main sources, wastewater discharge is most directly under the County's purview and control. While wastewater is generally thought of as treated municipal sewage, it can potentially include any number of toxic and/or hazardous materials from industrial processes and other sources.</p> <p>Additional wastewater discharges therefore have a high potential for disrupting the marine environment of Monterey Bay and the County's coastal waters.</p>

Rocky Intertidal Areas nature observation
 scientific research
 educational instruction
 take of marine organisms
 consistent with Dept. of
 Fish & Game regulations

recreational fishing
 skin diving

PROGRAM: Enforce existing Department of Fish and Game regulations and prohibitions on collecting marine organisms.

Marine Mammal
 Hauling Grounds

scientific research

education instruction

PROGRAM: Prevent access to the bluff top observation points likely to cause disturbance to animals. Discourage access to immediately adjacent beach areas where necessary to minimize disturbance by roping off sensitive areas and posting explanatory signs along fencelines and restricted paths. Fence where necessary to prevent marine mammals from crossing Highway One.

Shoreline Habitats

Shorebird Nesting
 Areas

scientific research

educational instruction
 nature observation
 resource protection

PROGRAM: Discourage all activities within 100 feet of nesting sites during nesting season (March-July). Prohibit dogs from beaches having nesting sites.

Davenport Pier
 Rock Cliffs & Rock
 Outcrops-Offshore
 which are Seabird/
 Shorebird Resting
 Areas & Roosting Sites

scientific research

educational instruction
 nature observation
 resource protection

POLICY: Maintain low intensity use, such as nature observation and educational instruction.

Sandy Beaches which are Seabird/Shorebird Resting Areas & Roosting Sites	seasonal beach recreation	resource protection beach recreation	<u>PROGRAM:</u> Prevent, as much as possible, disturbance of shorebird resting and roosting sites whenever shorebirds are roosting and resting by roping off sensitive areas, posting explanatory signs, and other means.
Dunes and Coastal Strand	scientific research educational instruction	resource protection beach recreation	<u>POLICIES:</u> Prohibit off-road vehicle use. Require use of wooden boardwalks for trails through dunes.
Cliff Nesting Areas	scientific research	nature observation educational instruction resource protection	<u>PROGRAM:</u> Close or improve trail across dunes, encourage use of alternate trails. (See policies, Shoreline Access section.)
Coastal Scrub	blufftop viewing hiking nature observation	access, parking agriculture grazing	<u>POLICY:</u> Require 50 foot buffer from blufftop at or above nesting area.
			<u>POLICY:</u> Minimize clearing for allowed uses within the habitat.
			<u>PROGRAM:</u> Encourage increased buffer (50 feet) from cliff edge to fields or service roads.
<u>Wetlands, Estuaries, Lagoons and Ponds and Reservoirs</u>			
Wetlands, Estuaries, & Lagoons	educational instruction scientific research managed nature observation wetland restoration maintenance to existing public utilities aquaculture recreational fishing subject to Dept. of Fish & Game regulations	nature observation resource protection field agriculture with setback other low intensity uses (with setback) recreational fishing subject to Dept. of Fish & Game regulations	<u>POLICIES:</u> Require minimum setback for agriculture (nature buffer strip of 100 feet). Restrict general public access. Require minimum setback of 100 feet for all compatible development. (Buffers are measured from high watermark.) Attempt to maximize distance between structures and wetland. Require measures to prevent water quality degradation from adjacent land uses, as outlined in the Water Resources section.
			<u>PROGRAM:</u> Field check intermittent wetlands and map areas with permanent wetlands vegetation as wetlands.

* The distinction between permitted and conditional uses will be made during the implementation phase.
 ** See policy 1.4.2 and Coastal Action Section 30240.

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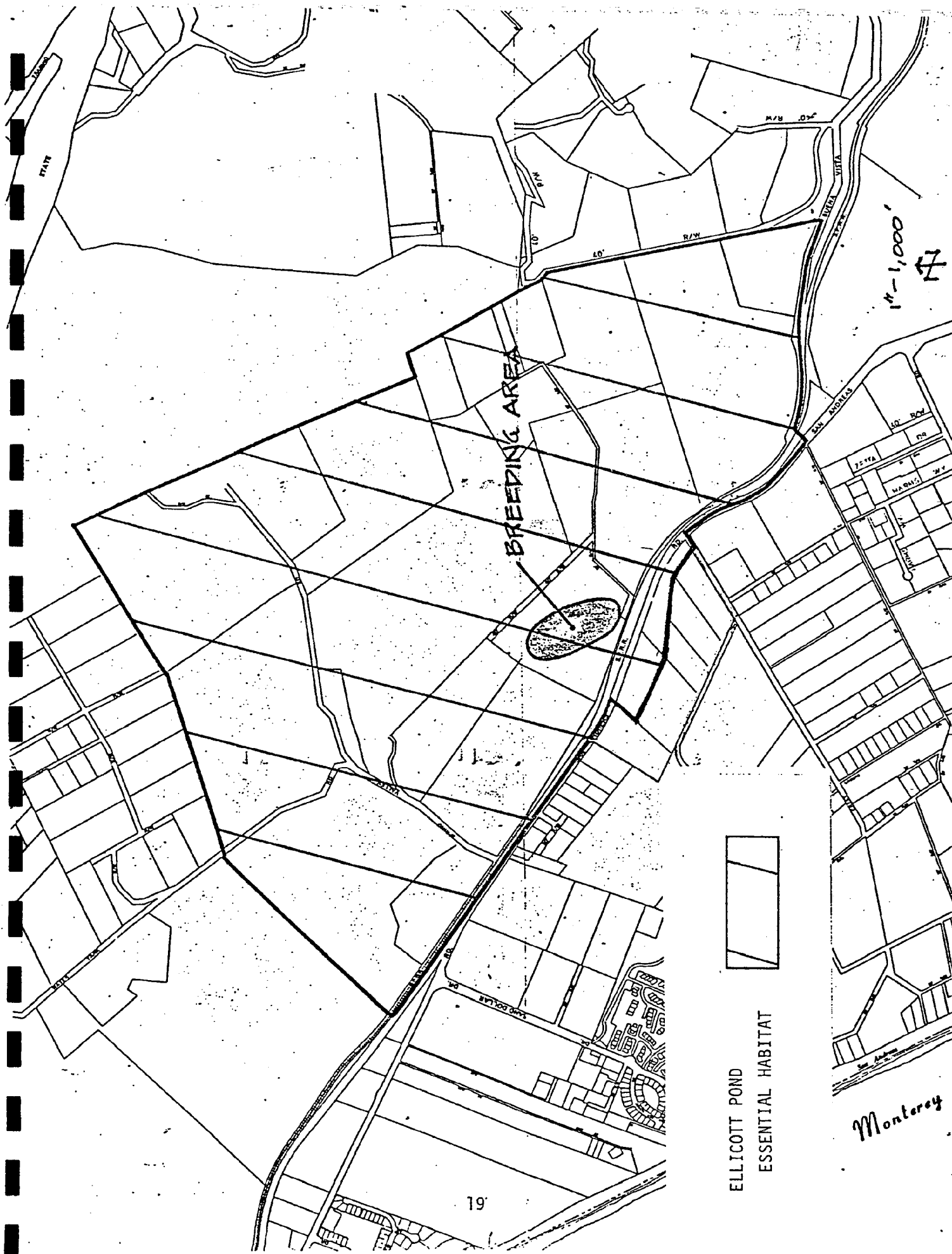
SENSITIVE HABITAT STANDARDS ENVIRONMENTALLY SENSITIVE HABITAT AREAS

Environmentally Sensitive Habitat Area**	Permitted/Conditional* Uses Within Habitat Area	Permitted/Conditional* Uses Adjacent to Habitat Area	Performance Standards Policies/Programs
Rivers & Streams (includes Anadromous Fish Spawning Areas)	scientific research educational instruction aquaculture	timber protection agriculture residential with appropriate setbacks recreational fishing subject to Dept. of Fish & Game regulations	POLICY: Enforce Riparian Corridor Protection Ordinance as amended by LCP policies, and the San Lorenzo River Management Plan. Preserve streamflows and protect water quality as specified in the Water Resources section.
Intermittent Wetlands	limited grazing uses within wetlands (above) existing agriculture	agriculture recreational fishing subject to Dept. of Fish & Game regulations	PROGRAM: Development in or adjacent to wetland will be carried out so as to incorporate the recommendations of a management plan which evaluates: migratory waterfowl use December 1 to April 30; compatibility of agricultural use and biotic and water quality protection; and the protection of adjoining uplands.
Reservoirs & Ponds	water storage & diversion aquaculture	agriculture grazing recreational fishing subject to Dept. of Fish and Game regulations	PROGRAM: Discourage increased human access to reservoirs and ponds.
<u>Riparian Corridors</u>			
Riparian Habitats (includes riparian vegetation)	nature observation educational instruction scientific research aquaculture recreational fishing subject to Dept. of Fish & Game regulations existing agriculture	with appropriate setbacks, the following uses: timber production agriculture and residential	POLICIES: Prohibit development activities, land alteration and vegetation disturbance within riparian corridors and wetlands, defined to include: <ul style="list-style-type: none"> . 50' from the mean rain season (bankfull) flowline; of a perennial stream; . 30' from the mean rainy season (bankfull) flowline of an intermittent stream as designated on the GP maps and through field inspection of undesignated intermittent streams; . 50' of the high water mark of a marsh, pond, slough, lagoon, lake or natural body of standing water; . 50' from the landward limit of riparian woodland vegetation; . wooded arroyos within urban areas.

Exclude lands within riparian corridors in rural areas in the calculation of development density or net parcel size. Require a 50 foot setback from the top of the arroyo for all development on parcel bordering riparian corridors within the Urban Services Line. This setback may be reduced under special circumstances if specific findings can be made that the resource will not be reduced or adversely impacted and there is no feasible less environmentally damaging alternative. Grant full density credit for the portion of the property which is within the 50 foot setback excluding areas over 30% slope up to a maximum of 50% of the total area of the property outside the riparian corridor.

PROGRAM: Develop standards for exceptions to riparian setbacks. Exceptions shall be based on findings that the resource will not be reduced or adversely impacted and there is no feasible less environmentally damaging alternative.

* The distinction between permitted and conditional uses will be made during the implementation phase.
** See policy 1.4.2 and Coastal Action Section 30240.



- 1.4.2 The dedication of open space or conservation easements or equivalent measures shall be required to protect that portion of a sensitive habitat on a project parcel which is undisturbed by a proposed development activity or to protect sensitive habitats on adjacent parcels.
- 1.4.3 Prohibit the use of insecticides, herbicides, or any toxic chemical substance in sensitive habitats, except when an emergency has been declared, when the habitat itself is threatened, when a substantial risk to public health exists, or when such use is authorized pursuant to a permit issued by the Agricultural Commissioner.

PROGRAMS

- 1.4.4 Implement programs as specified in the Sensitive Habitat Standards Table.
- 1.4.5 Establish biotic review procedures and standards for all new development and incorporate as part of the environmental review process; prepare biotic mitigation measures and promote comprehensive programs for biotic protection.
- 1.4.6 Request that the State Department of Fish and Game effectively regulate permitted uses in publicly and privately owned sensitive habitats.

(See Sensitive Habitat Standards Table and related policy #1.5.17.)

WATER RESOURCE PROTECTION

1.5 POLICIES Erosion Control

- 1.5.1 GP Exclude land with slopes exceeding 30 percent in urban areas, and 50 percent in rural areas from density calculations for land divisions.
- 1.5.2 Prohibit structures in discretionary projects on slopes in excess of 30 percent. A single family dwelling on an existing lot of record may be excepted from the prohibition where siting on greater slopes would result in less land disturbance, or siting on lesser slopes is infeasible.
- 1.5.3 GP Deny any grading project or timber harvest application where a potential danger to soil or water resources has been identified, and adequate mitigation measures cannot be undertaken.
- 1.5.4 GP Require, as a condition of new development approval, abatement of any grading or drainage condition on the property which gives rise to existing or potential erosion problems.
- 1.5.5 Require development plans in rural areas and sensitive habitats to indicate the areas where vegetation is to be removed (building and construction envelopes). Limit vegetation removal to the identified building and construction envelope, and minimize the area covered by envelopes, consistent with sensitive habitat protection policies and fire safety requirements.

- 1.5.6 For development activities, require protection of exposed soil from erosion between October 15 and April 15 and require vegetation and stabilization of disturbed areas prior to completion of the project. For agricultural activities, require that adequate measures are taken to prevent excessive sediment from leaving the property.
- 1.5.7
GP Require topsoil to be stockpiled and reapplied upon completion of grading to promote regrowth of vegetation; native vegetation should be used in replanting disturbed areas to enhance long-term stability.
- 1.5.8
GP Require containment of all sediment on the site during construction and require drainage improvements for the completed development that will provide for runoff control including onsite retention or detention where appropriate. Runoff control systems shall be adequate to prevent any increase in site runoff over pre-existing volumes.
- 1.5.9
GP Prohibit earthmoving operations in areas subject to very high or high erosion hazard potential and in least-disturbed or water supply watersheds between October 15 and April 15, unless preauthorized by the building official. If such activities take place, measures to control erosion must be in place at the end of each day's work.
- 1.5.10 Require site design in areas subject to very high or high erosion hazard potential and in least-disturbed or water supply watersheds to minimize grading activities and reduce vegetation removal based on the following guidelines:
- a. Structures should be clustered;
 - b. Access roads and driveways should not cross slopes greater than 30 percent; cuts and fills should not exceed 10 feet; providing, however, that exceptions to this rule may be granted where alternative routes would result in less environmental damage;
 - c. Foundation designs should not require major excavation or fill;
 - d. Designate building and access envelopes on the basis of site inspection to avoid particularly erodible areas;
 - e. Require all sidecast material to be recompacted to engineered standards, reseeded, and mulched and/or burlaped.
- 1.5.11 Require approval of final site development plans including drainage and erosion control plans for new development, in areas subject to very high or high erosion hazard potential and in least-disturbed or water supply watersheds prior to authorization of any clearing and grading activities.

- 1.5.12 Require the installation of erosion control measures consistent with the Erosion Control Ordinance, by October 15, or the advent of significant rain, or the completion of the timber harvest, whichever occurs first. Prior to October 15, require adequate erosion control to be provided so as to prevent erosion from early storms.
- 1.5.13 Allow no land clearing prior to erosion control plan approval. Require a permit and an erosion control plan for clearing one or more acres, except when clearing is for existing agricultural uses. Require that any erosion control and land clearing activities be consistent with all LCP policies.
- 1.5.14 Require a permit for any land clearing in a sensitive habitat area, water supply watershed, least disturbed watershed, very high and high erosion hazard areas no matter what the parcel size. Require that any land clearing be consistent with all LCP policies.

(See related policies in Visual Resources section).

PROGRAMS

- 1.5.15 GP Identify existing erosion problems on public and private lands and prepare and implement an erosion control plan with adequate budget to remedy those problems.
- 1.5.16 GP Establish an active erosion control education program for the general public, builders and staff in cooperation with the Resource Conservation District and the Soil Conservation Service.
- 1.5.17 Develop cost-sharing programs with outside funding to assist property owners with control of existing problems that are too large to be effectively controlled by the owner.
- 1.5.18 Encourage use of Resource Conservation District programs to control existing erosion problems.

1.6 Watershed Protection
POLICIES

1.6.1 Allow minimum parcel sizes of not less than 20 acres in water supply watersheds.

1.6.2 GP Maintain the following least disturbed watersheds in open space densities of use by requiring 40 acre minimum parcel size for new parcels and permit land divisions if such division is consistent with open space protection and serves a specific purpose beneficial to the public, such as parcels for public facilities including public well sites, fire stations utility rights of way, etc.:

Waddell Creek Watershed, including Bicombs Creek
Scott Creek and Big Creek Watershed above their confluence, and
Scott Creek tributaries below Swanton Road

Greenoaks Creek

Ano Nuevo Creek

Molino Creek

North Coast Arroyos consisting of:

- . Laguna Creek: designated corridors between Highway 1 and the confluence of the east and west branches of Majors Creek.
- . Baldwin Creek and Peasley Creek: entire watershed above Highway 1.
- . Wilder Creek: designated area above Highway 1.
- . Majors Creek: designed corridor between Highway 1 and the confluence of the east and west branches of Majors Creek.

1.6.3 For North Coast and Bonny Doon watersheds extending outside the Coastal Zone, extend LCP watershed protection measures (policies 1.5.1-24, 1.6.1-3, 1.7.1-1.7.7, 1.11.1-2, 7.5.1-2) to the upland areas under County jurisdiction.

1.6.4 Limit new land divisions in water supply watersheds to that the average overall density in any water supply watershed shall not exceed an average parcel size of 2.5 acres.

1.7 Maintaining Adequate Streamflows

POLICIES

1.7.1 Designate as critical water supply streams those streams currently utilized at their full capacity including Laguna, Majors, Liddell, San Vicente, Mill and Reggiardo Creeks. Oppose or prohibit as legal authority allows, new or expanded water diversion from critical water supply streams. Prohibit new riparian or off stream development, or increases in the intensity of use, which require an increase in water diversions from critical water supply streams.

- 1.7.2 Protest the development of new major water supply projects in the Court unless they are adequately conditioned to protect beneficial instream uses and riparian habitat. For new major water supply projects located in the Coastal Zone, prohibit their development unless they are adequately conditioned to protect beneficial instream uses and riparian habitat.
- 1.7.3 Prohibit the designation of Scott Creek, Waddell Creek, and Aptos Creek as onstream storage reservoirs.

PROGRAMS

- 1.7.4 Develop a program to ensure that Statements of Diversion and Water Use are filed by all water users as required by the State Water Resources Control Board, Division of Water Rights.
- 1.7.5 Develop more detailed information on streamflow characteristics, water use, and habitat needs. Use this information to formulate a more detailed strategy for maintenance and enhancement of streamflows on critical water supply streams.
- 1.7.6 Pending a determination based on a biologic assessment, preserve perennial stream flows at 95% of normal levels during summer months, and at 70% of the normal winter baseflow levels. Protest new water rights which would diminish the instream flows necessary to maintain anadromous fish runs and riparian vegetation below the 95%/70% standard.
- 1.7.7 Require retention of stormwater runoff from impermeable surfaces for all new development in Water Supply Watersheds through on-site percolation methods so that runoff will not exceed predevelopment runoff levels. Utilize on-site detention methods where percolation methods are not feasible. Either system should be designed to contain a 10-year storm at a minimum.

1.8 Maintaining Surface Water Quality - General

POLICIES

- 1.8.1 Require a one-acre minimum parcel size in all areas where on-site septic systems are used.
- 1.8.2 Require a 15,000 square foot minimum lot size for existing lots of record in septic constraint areas, as defined in "Septic Constraint Areas of the County of Santa Cruz," on file with the Environmental Health Officer. Contiguous undeveloped properties may be acquired and combined to create a parcel of at least 15,000 square feet.

(See related policies in sections 7.5 Buildout Impacts and 8.0 Public Works.)

PROGRAMS

- 1.8.3 Establish a program for septic inspection and maintenance, giving a high priority for the Valencia Lagoon watershed, the north coast critical water supply watersheds, and other areas where there are known septic problems.

- 1.8.4 Develop a program to monitor surface water quality and quantity to warn of potential problems.

1.9 Maintaining Water Quality in Coastal Urban Lagoons

POLICIES

- 1.9.1 Apply strict erosion control measures, including sediment basins, to all new construction in order to prevent siltation of streams and coastal lagoons.
- 1.9.2
GP Require installation and maintenance of oil, grease, and silt traps for all parking lots with 20 spaces or more and for all commercial and industrial development to reduce the introduction of pollutants into runoff.
- 1.9.3
GP Require curbs and gutters in urban areas for new development on arterial and collector streets and on local streets where needed due to specific topographic or storm drainage constraints, to facilitate street sweeping and to reduce the introduction of pollutants into surface drainage waters.
- 1.9.4
GP Require drainage facilities, including curbs and gutters in urban areas, as needed to protect water quality for all new development within 1,000 feet of riparian corridors or coastal lagoons.
- 1.9.5
GP Prevent constriction of saltwater inflow to coastal lagoons by new development or road projects.

PROGRAMS

- 1.9.6
GP Establish a program to provide curbs and gutters on major roads in urban areas where development already exists.
- 1.9.7
GP Establish a program for street sweeping of major roads in the urban areas, with highest priority given those roads that drain into coastal lagoons.
- 1.9.8
GP Initiate a water quality restoration program for the coastal lagoons which will restore natural saltwater balances, protect the natural habitat, and mitigate public health hazards. The County program for Moran Lake may serve as a prototype for this program.
- 1.9.9 Monitor water quality of lagoons to determine the effectiveness of the water quality restoration program.

1.10 Maintaining Surface Water Quality in Areas with Potential Adverse Impacts from Agriculture and other Adjacent Land Uses

POLICY

- 1.10.1 Prohibit new development adjacent to marshes, streams and bodies of water if such development would cause adverse impacts on water quality which cannot be mitigated or will not be fully mitigated by the project proponent.

PROGRAMS

- 1.10.2 In coordination with the Regional Water Quality Control Board, identify and control point sources of contamination.
- 1.10.3 In coordination with the Regional Water Quality Control Board, seek funding for emergency standby pumping facilities at the Santa Cruz City Dump that would be capable of handling peak levels of leachate generated during winter months.
- 1.10.4 Pursue studies and implement corrective measures to eliminate or drastically reduce harmful leachates entering Gallighan Slough and the groundwater from the County's Buena Vista Dump. Monitor water quality of surface and groundwater to determine effectiveness of control measures.
- 1.10.5 Include monitoring of surface and groundwater near the Watsonville City Dump in the County's water quality monitoring program and cooperate with the City in solving any mutually-created water quality problems.
- 1.10.6 Monitor dissolved oxygen levels during intense algae blooms in the sloughs to define the severity of eutrophication as part of ongoing water quality monitoring programs. Monitor nutrient and ammonia levels to identify sources of contaminants and implement corrective measures.
- 1.10.7 Implement educational programs based on ongoing demonstration projects to encourage lower fertilizer use rates consistent with the protection of water quality.
- 1.10.8 Increase educational programs regarding application and handling of fertilizers and pesticides to emphasize protection of water quality.
- 1.10.9 Develop a program for control of non-point pollution from agricultural activities. Consider recommendations from ongoing studies.
- 1.10.10 Conduct biotic assessments of sloughs to identify effects of sporadic high levels of short-lived pesticides in the water and persistent levels of DDT, DDE, and TDE in the bottom sediments.

1.11 POLICIES Maintaining Groundwater Recharge

- 1.11.1 Require a minimum 10-acre parcel size where individual or shared on-site wastewater disposal takes place within primary groundwater recharge areas.
- 1.11.2
GP Require retention of stormwater runoff from impermeable surfaces for all new development in primary groundwater recharge areas through on-site percolation methods so as not to exceed pre-development runoff levels. Utilize on-site detention methods where percolation methods are not feasible; either system should be designed to contain a 10-year storm at a minimum.

(See related policies and programs on groundwater management in Public Works section.)

1.12 **Maintaining Groundwater Quality**
POLICIES

- 1.12.1 Prohibit any non-residential land use in a primary groundwater recharge
GP area which would allow the percolation of pollutants to the groundwater
 system.

PROGRAMS

- 1.12.2 Identify and seal existing wells that contribute to groundwater degradation.
 Require all new wells found to be of unsuitable quality to be promptly
 sealed according to State standards and inspected by the Environmental
 Health Department unless mitigating measures can be found to make the
 water potable and not adversely affect underlying groundwater quality.

- 1.12.3 Establish procedures for requiring a pump test and chemical analysis of
 all new private wells to ensure that new wells do not induce contamination
 of aquifers. Establish standards for safe water supplies, and require water
 from all new wells to meet such standards.

- 1.12.4 Monitor groundwater quantity and quality to warn of potential problems.
GP

(See surface water section for related policies regarding septic systems
and pollution from agriculture and other land uses.)

RESTORATION OF DAMAGED SENSITIVE HABITATS

1.13 **Private Sector Role**

POLICY

- 1.13.1 Require, as a condition of development approval, feasible restoration of
 any area of the subject property which is, or is a cause of, an identified
 degraded habitat with the magnitude of restoration to be commensurate
 with the scope of the project.

- 1.13.2 Establish the projects included in the Parks and Recreation and Open
 Space Plan, Priority List for Resource Protection Areas, as funding
 priorities for restoration.

1.14 **Public Sector Role**
POLICIES

- 1.14.1 Apply development conditions such as vegetation with native plant species,
 diversion of polluting run-off, water impoundment, and other appropriate
 means to partially or fully restore sensitive habitats. The object of
 habitat restoration activities shall be to enhance the functional capacity
 and biological productivity of the habitat(s) and whenever feasible to
 restore them to a condition which can be sustained by natural occurrences,
 such as tidal flushing of lagoons.

PROGRAMS

- 1.14.2 Develop a program and seek funding for a habitat restoration program which could supplement private restoration.
- 1.14.3 Establish a task force of local citizens and state agency representatives to identify key restoration projects and seek available funding.
- 1.14.4 Use the following criteria for establishing funding priorities among restoration projects:
 - a. Biological significance of the habitat, including productivity, diversity, uniqueness of area, presence of rare, endangered or unique species, or regional importance (e.g., waterfowl resting areas, etc.).
 - b. Degree of endangerment from development or other activities, and vulnerability to overuse or misuse.
- 1.14.5 Use acquisition as a tool for protecting/restoring threatened and valuable sensitive habitats. Seek funding for acquisition of sensitive habitats, for example, special forest areas, parts of the salamander habitat, and wetland areas.
- 1.14.6 Support the restoration of wetland habitat in Lower Arana Gulch.

9
1.15 MAINTAINING BAY AND COASTAL WATER QUALITY

POLICIES

- 1.15.1 Identify "wastewater" as all municipal sewage and other potentially toxic and/or hazardous materials or effluent resulting from industrial processes or other sources. Wastewater includes petrochemical compounds, "drilling mud" and associated potentially hazardous substances which may be directly or indirectly discharged into Monterey Bay or other coastal waters of Santa Cruz County as a result of exploratory or other oil drilling. Wastewater shall not include storm water runoff.
- 1.15.2 Require a review of the potential marine water quality impacts or all new and/or expansion of wastewater discharges into the Monterey Bay or other coastal waters.
- 1.15.3 Require full disclosure of the projected chemical and biological characteristics of all proposed new and/or expansion of wastewater discharges to the Monterey Bay or other coastal waters of Santa Cruz County. Require full disclosure of the projected chemical and biological characteristics of wastewater entering treatment and pretreatment facilities connected with new and/or expansion of wastewater discharges to Monterey Bay or other coastal waters of Santa Cruz County. Particular areas of concern include toxic chemicals, toxic metals, bacteria and other indicators identified as threats to the health and safety of coastal waters.
- 1.15.4 Require complete information on levels of treatment proposed at the treatment and pretreatment facilities to remove those indicators identified or anticipated in all proposed new and/or expansion of wastewater discharges to the Monterey Bay and other coastal waters of Santa Cruz County. This information shall also include reliability and efficiency data of the proposed treatment.
- 1.14.4 Require a comprehensive monitoring plan for testing of wastewater at treatment and pretreatment facilities for indicators identified or anticipated in all proposed new and/or expanding discharges to the Monterey Bay and other coastal waters of Santa Cruz County.
- 1.15.6 Require oceanographic studies to determine the most suitable location and methods for discharge into the Monterey Bay or coastal water of Santa Cruz County.

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- 1.15.7 Require tests of ocean waters at proposed discharge sites and surrounding waters to establish baseline or background levels of toxic chemicals, toxic metals, bacteria and other water quality indicators. These tests must be performed no more than one year prior to submittal of the proposal. Historical data may not be substituted for this requirement.
- 1.15.8 Require toxicity studies to determine the impacts of the proposed wastewater discharges on marine life, as well as on recreational uses of the coastal waters.
- 1.15.9 Require identification and analysis of alternative methods of wastewater disposal, including hydrogeologic studies of an applicant's groundwater basin to determine the water quality problems in that area and if land disposal will have an adverse impact on groundwater quality.
- 1.15.10 Encourage land disposal of wastewater where feasible to assist in recharging groundwater aquifers and maintaining higher summer stream flows.
- 1.15.11 Approve new and/or expanding wastewater discharges only if they will not degrade marine habitats; will not create hazardous or dangerous conditions; and will not produce levels of pollutants that exceed any applicable local, state or federal water quality standards.

PROGRAMS

- 1.15.12 Establish a program to review and regulate marine water quality impacts of proposed new and/or expanding wastewater discharges into Monterey Bay and the coastal waters of Santa Cruz County. Responsibility: Planning Department/Health Services Agency
- 1.15.13 Establish a program to periodically review state and federal water quality standards associated with wastewater discharges to the ocean to determine if more stringent local standards are required. Responsibility: Health Services Agency.

Sensitive Habitats

RIPARIAN CORRIDORS



Riparian Woodlands



Streams and Riparian
Corridors



Streams with Steelhead
and Salmon Runs

WETLANDS



Wetland Estuaries



Intermittent Wetlands

UPLAND HABITATS



Grasslands



Special Forests



Undesignated areas
(Consult large scale maps
for more detailed infor-
mation)

MARINE HABITATS



Reefs



Islets



Rock Outcrops



Kelp Beds



Mammal Hauling Grounds

SHORELINE HABITATS



Bird Nesting, Resting
and Roosting Sites



Dunes and Coastal Strand



Coastal Scrub

RARE AND ENDANGERED SPECIES



Rare and Endangered



Locally Unique

SPECIES TYPES



Grass



Flower



Bird



Kangaroo Rat



Tree



Shrub



Salamander



Fern

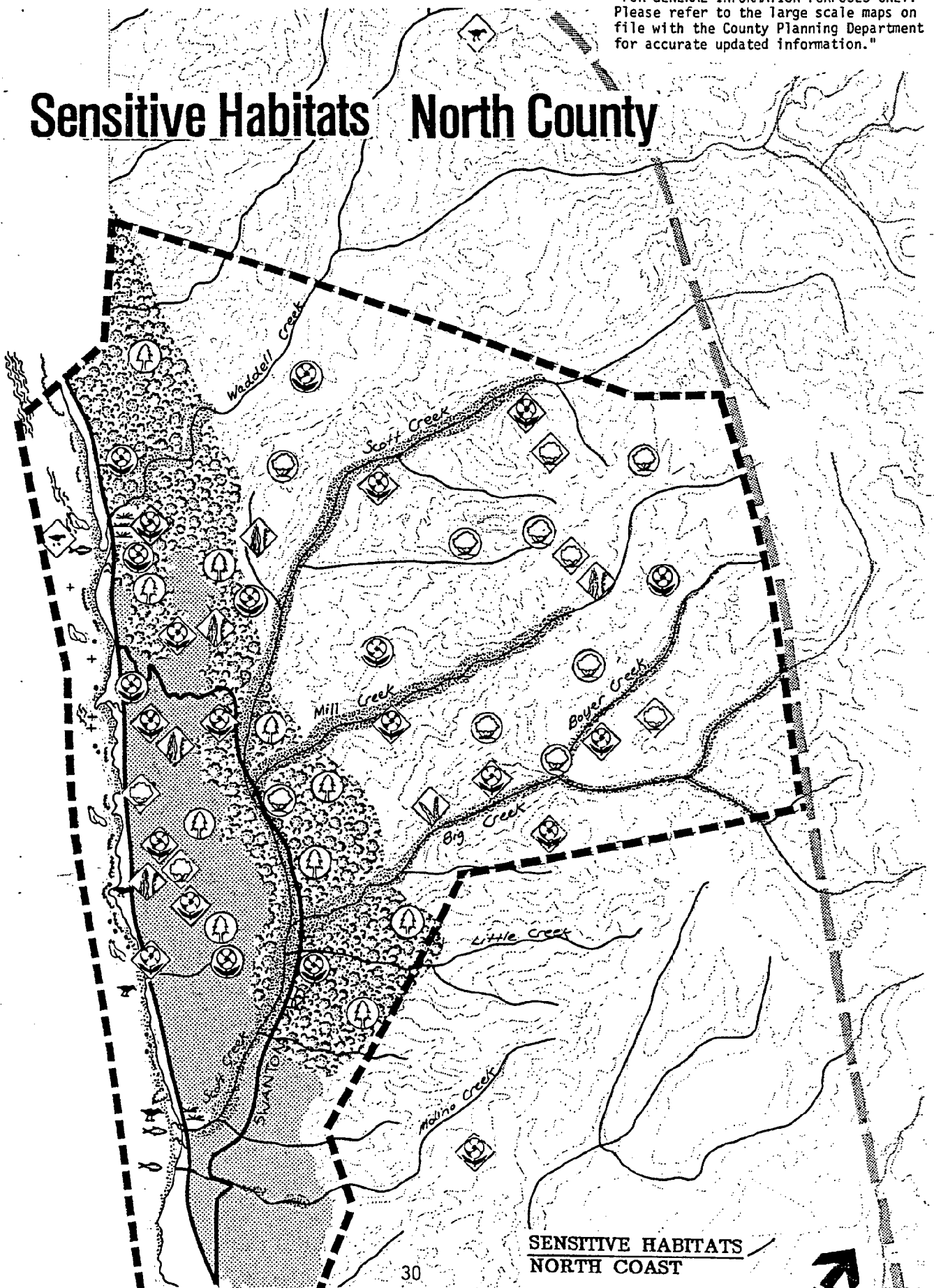


Areas of Biotic Concern

For parcel specific information large scale maps (1" = 2000') on file at Santa Cruz County Planning Department may need to be consulted. In cases of dispute or lack of clarity, large scale maps shall prevail.

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Sensitive Habitats North County

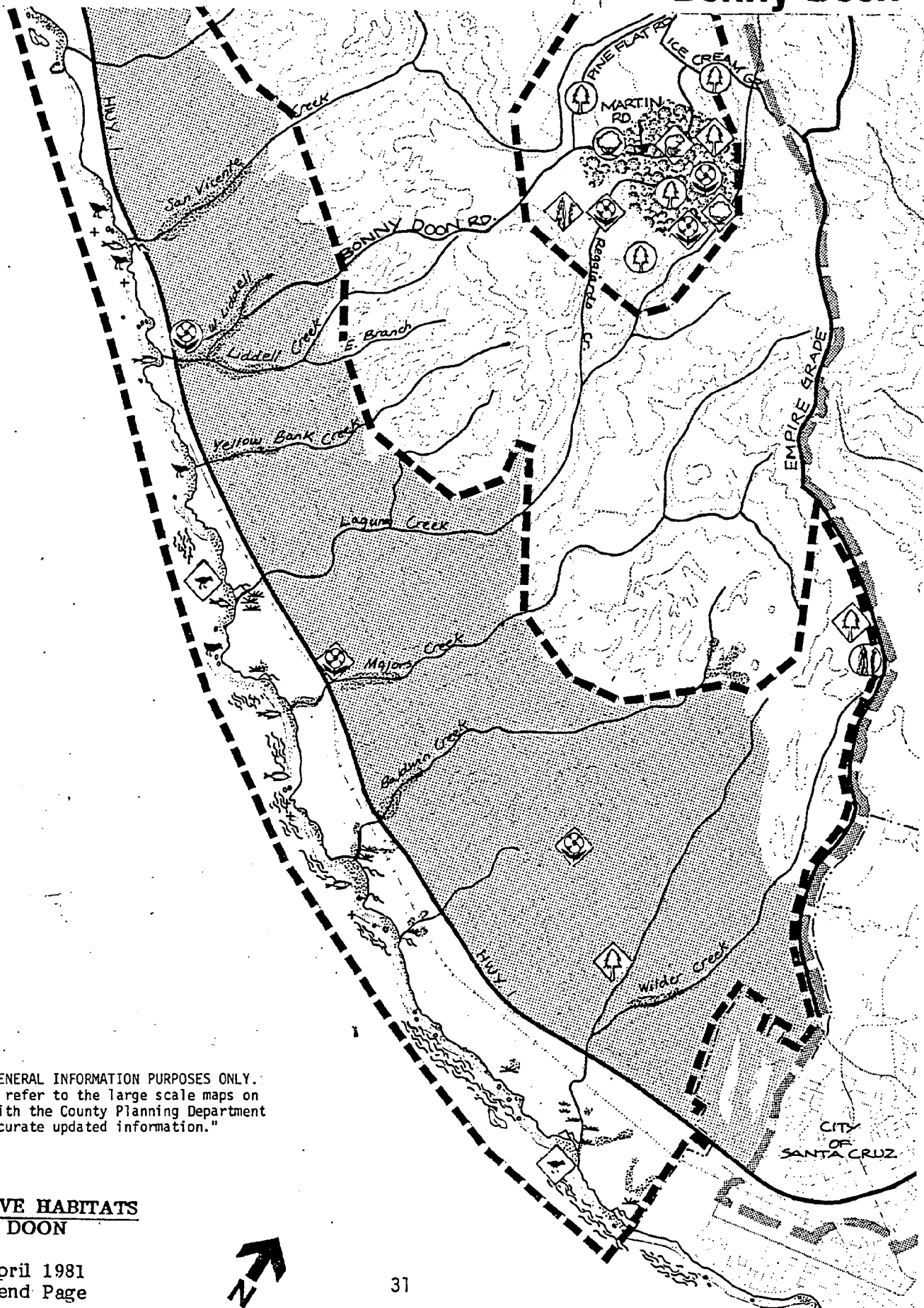


**SENSITIVE HABITATS
NORTH COAST**

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Rev. 1/84

Bonny Doon

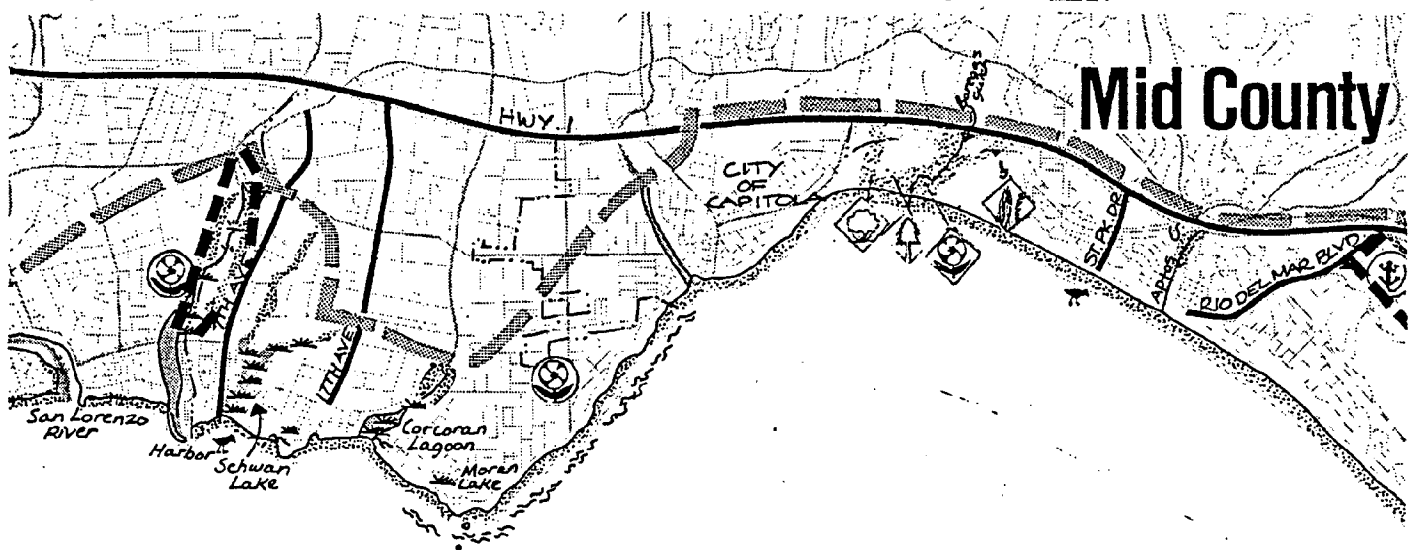


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SENSITIVE HABITATS BONNY DOON

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Sensitive Habitats

RIPARIAN CORRIDORS



Riparian Habitats



Streams



Streams with Steelhead
and Salmon Runs

WETLANDS



Wetland Estuaries



Intermittent Wetlands

UPLAND HABITATS



Grasslands



Special Forests

MARINE HABITATS



Reefs



Islets



Rock Outcrops



Kelp Beds



Mammal Hauling Grounds

SHORELINE HABITATS



Bird Nesting, Resting
and Roosting Sites



Dunes and Coastal Strand



Coastal Scrub

RARE AND ENDANGERED SPECIES



Rare and Endangered



Locally Unique

SPECIES TYPES



Grass



Flower



Bird



Kangaroo Rat



Tree



Shrub



Salamander



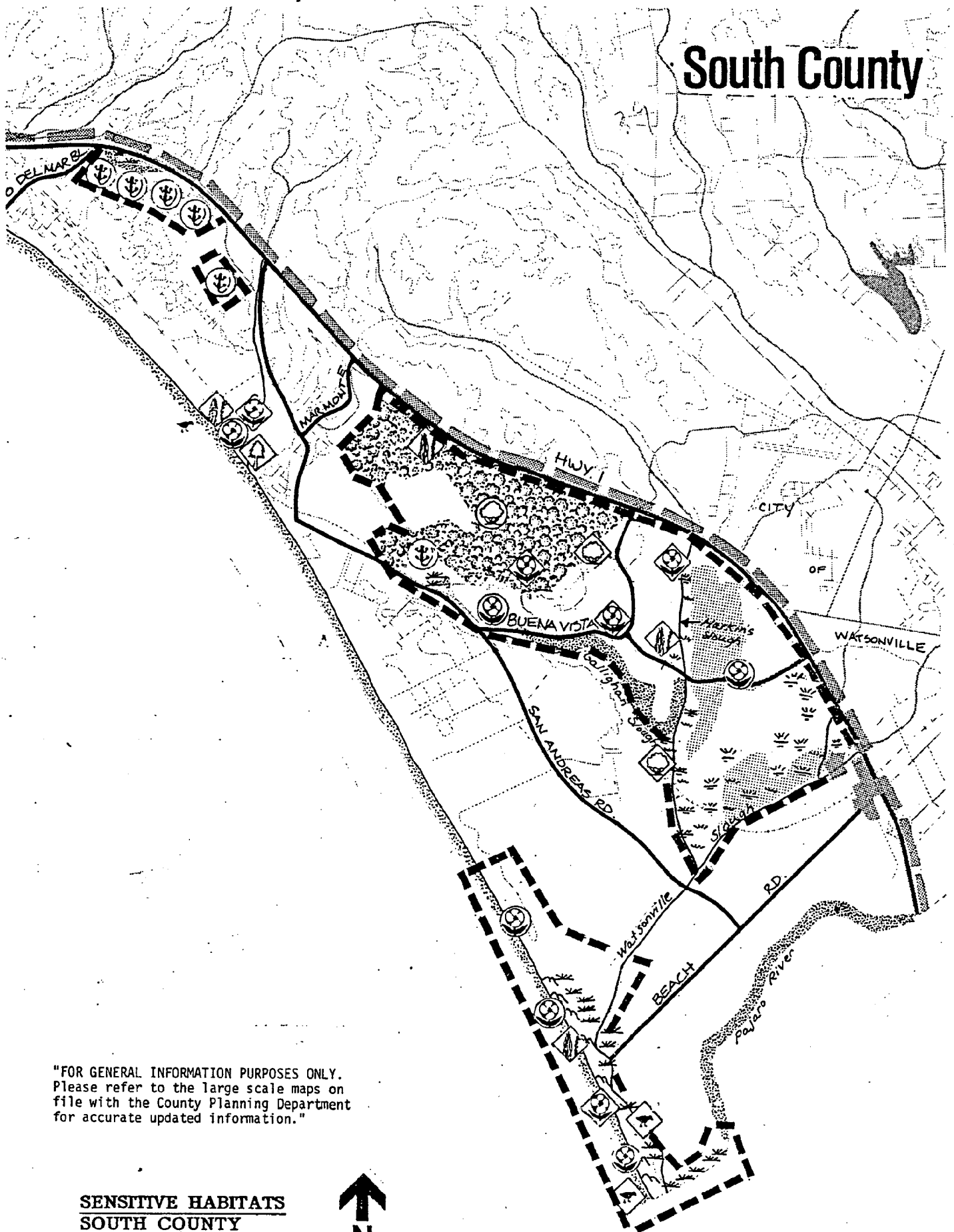
Fern



Areas of Biotic Concern



South County



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SENSITIVE HABITATS SOUTH COUNTY

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Resources & Constraints

Biotic Resources



Areas of Biotic Concern

Prime Agricultural Land



Cultivated Lands



Grazing Lands



Forest



Coastal Zone Boundary



Undesignated areas
(Consult large scale maps
for more detailed infor-
mation)

Hazards



Bluff and Beach Erosion



High Erosion



Flood/Liquifaction



Fault

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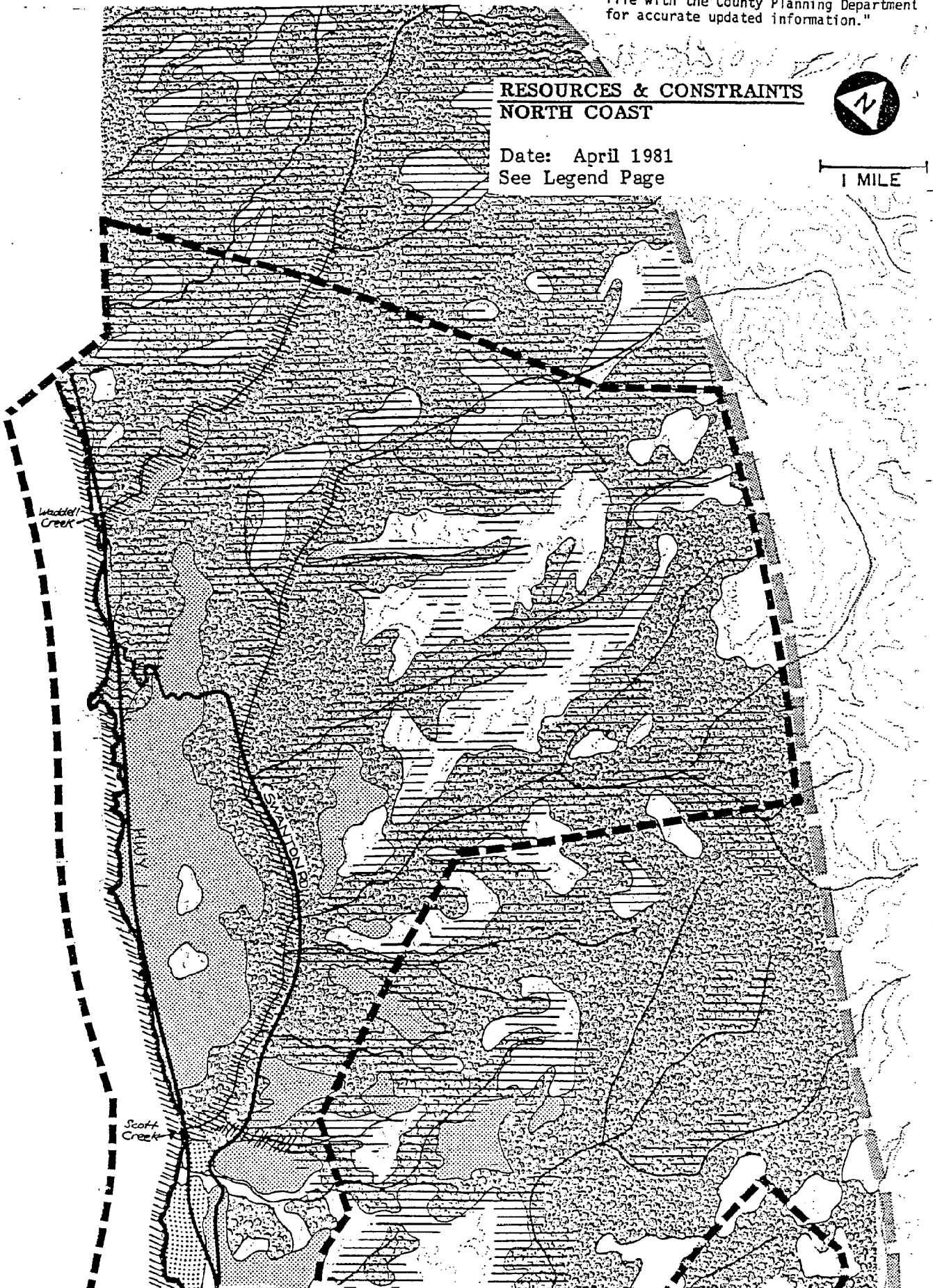
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**RESOURCES & CONSTRAINTS
NORTH COAST**

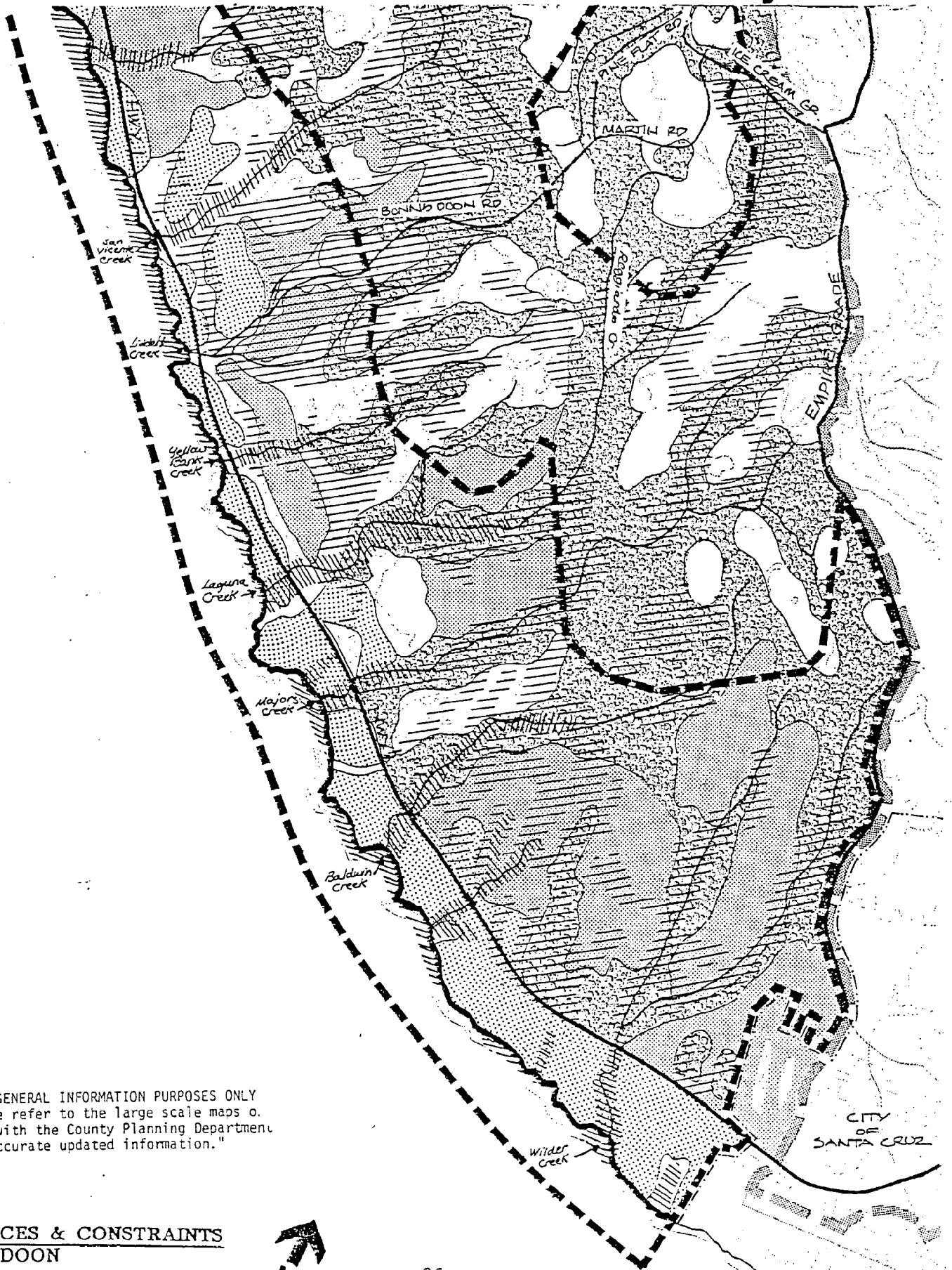
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Bonny Doon

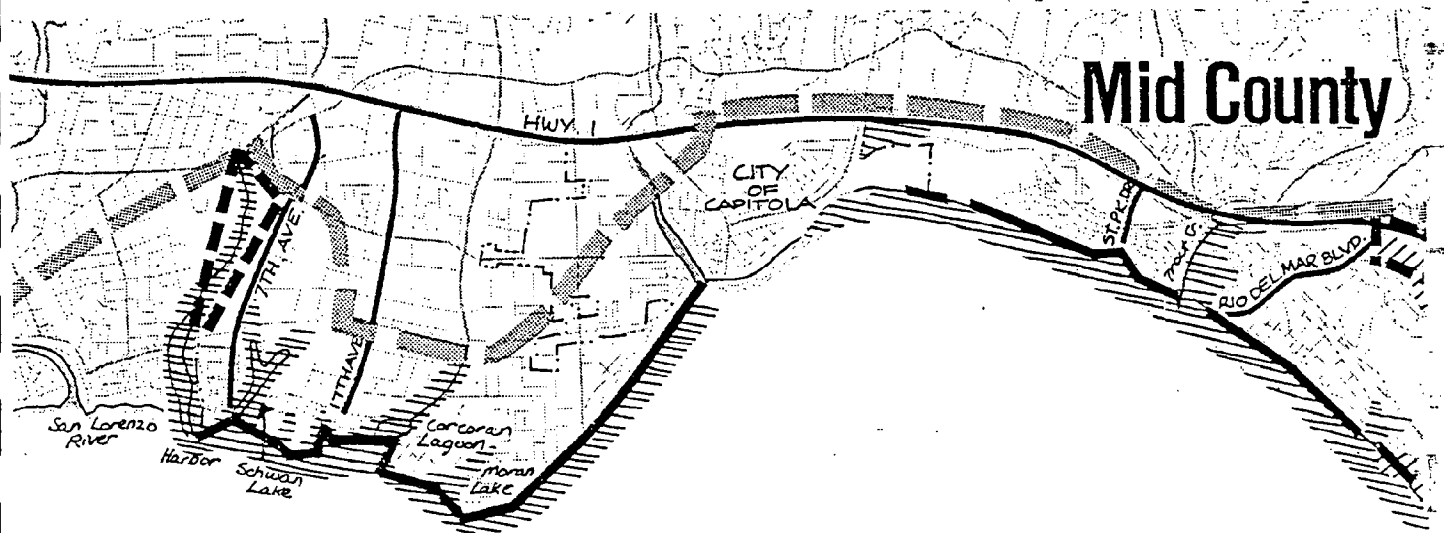


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RESOURCES & CONSTRAINTS BONNY DOON

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Resources & Constraints

Biotic Resources



Areas of Biotic Concern

Prime Agricultural Land



Cultivated Lands



Grazing Lands



Forest



Coastal Zone Boundary

Hazards



Bluff and Beach Erosion



High Erosion



Flood/Liquifaction



Fault

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RESOURCES & CONSTRAINTS MID COUNTY

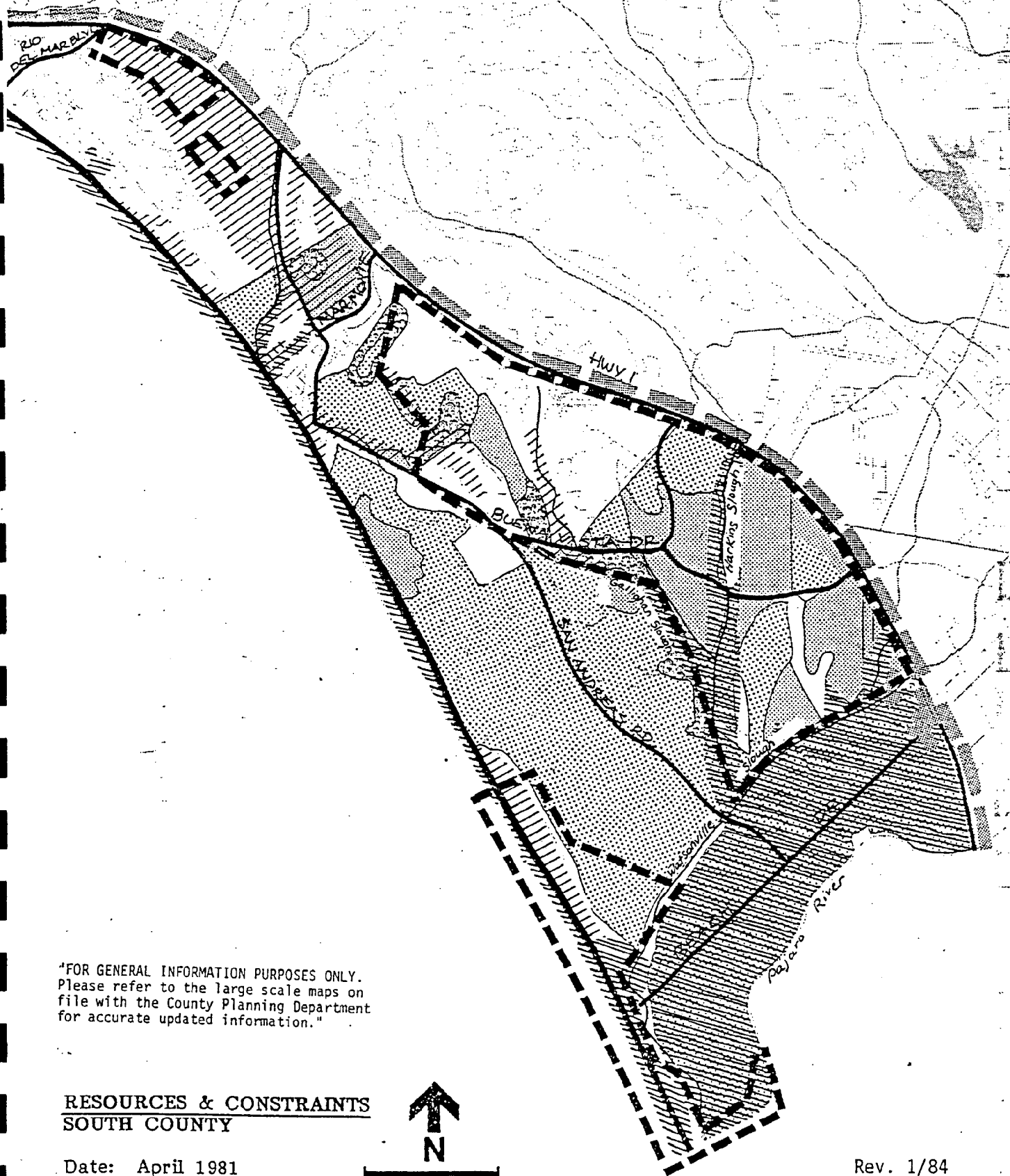
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South County



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Water Resource Areas



Primary Groundwater Recharge Areas



Least Disturbed Watershed



Water Supply Watershed

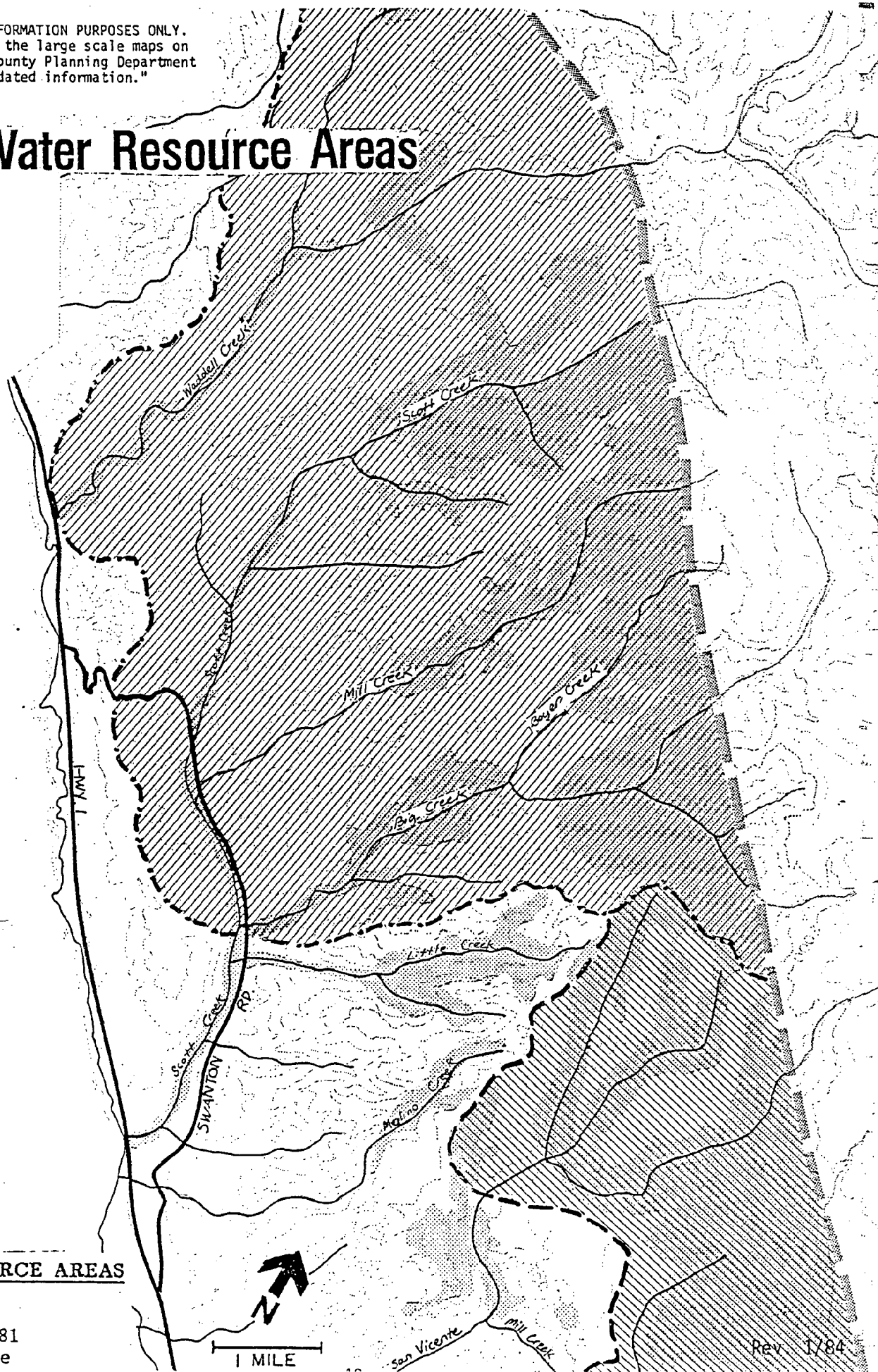


Coastal Zone Boundary

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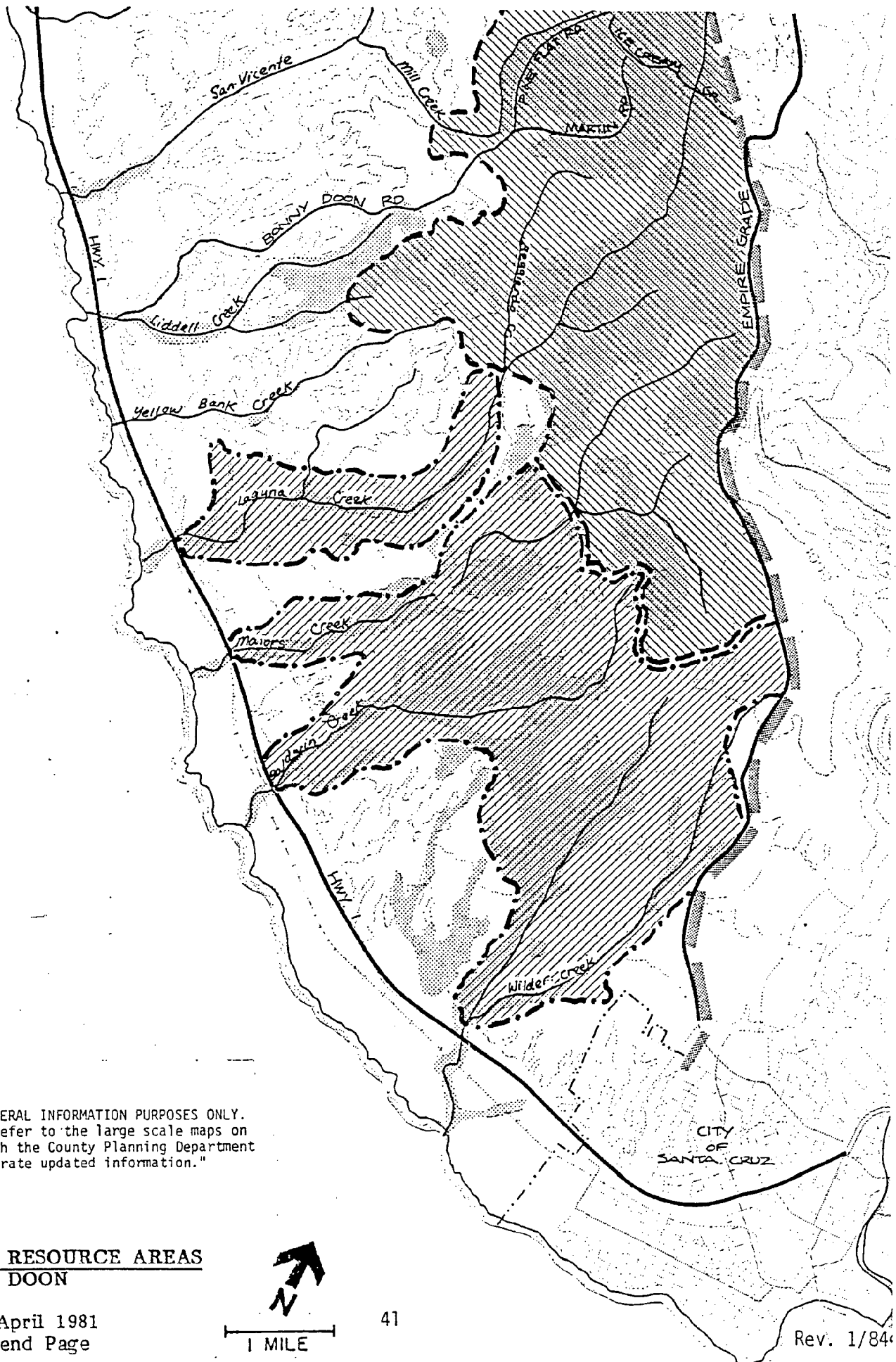
Water Resource Areas



**WATER RESOURCE AREAS
NORTH COAST**

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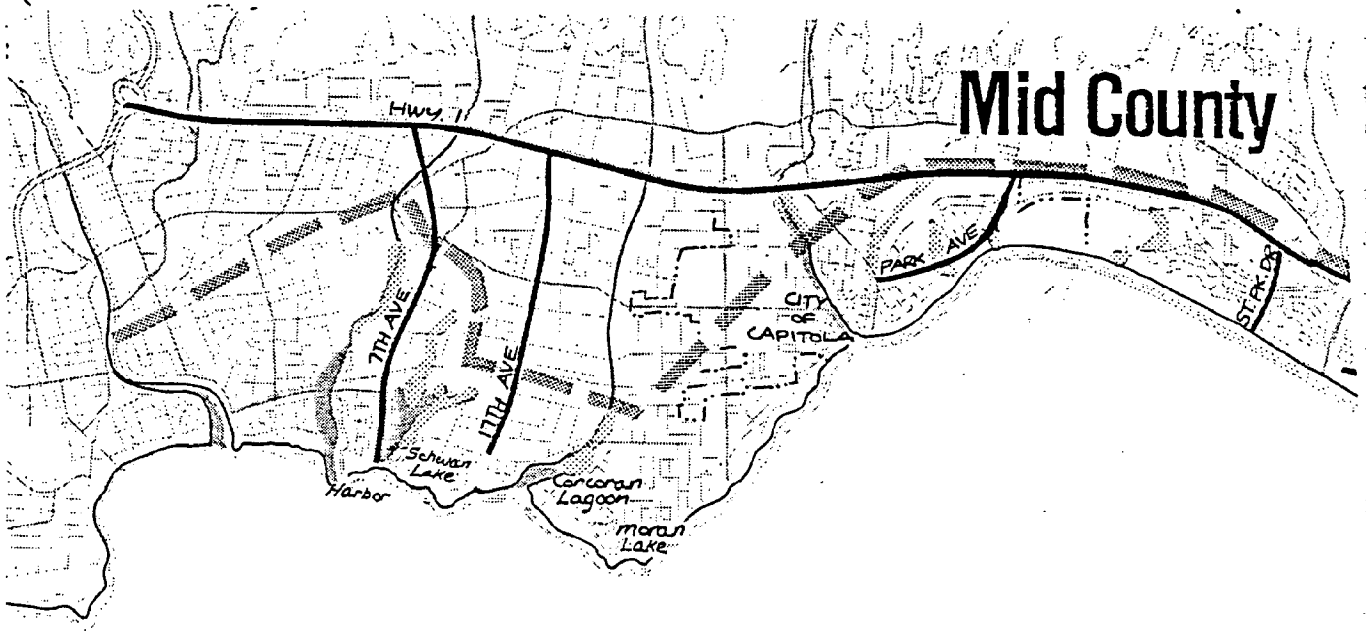


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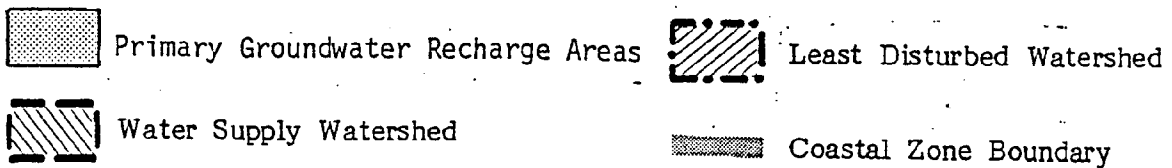
WATER RESOURCE AREAS
BONNY DOON

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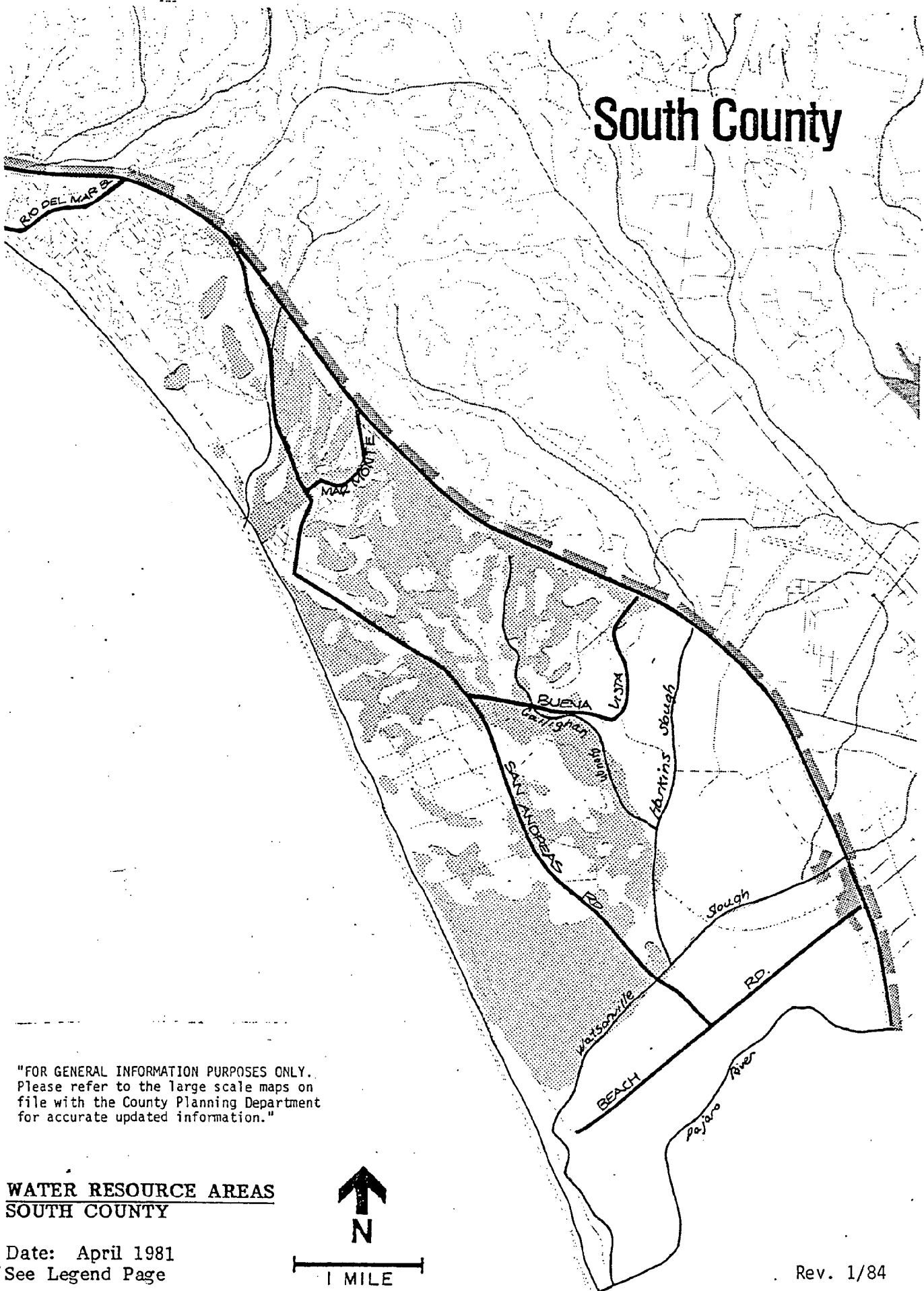


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MID COUNTY

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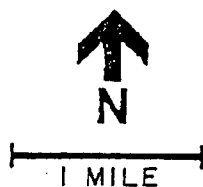
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WATER RESOURCE AREAS SOUTH COUNTY

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SECTION 2

AGRICULTURE AND TIMBER

COASTAL ACT POLICIES

Section 30241. The maximum amount of prime agricultural land shall be maintained in agricultural production to assure the protection of the areas' agricultural economy, and conflicts shall be minimized between agricultural and urban land uses through all of the following:

- (a) By establishing stable boundaries separating urban and rural areas including, where necessary, clearly defined buffered areas to minimize conflicts between agricultural and urban land uses.
- (b) By limiting conversions of agricultural lands around the periphery of urban areas to lands where the viability of existing agricultural use is already severely limited by conflicts with the urban uses and where the conversion of the lands would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development.
- (c) By developing available lands not suited for agriculture prior to the conversion of agricultural lands.
- (d) By assuring that public service and facility expansions and non-agricultural development do not impair agricultural viability, either through increased assessment costs or degraded air and water quality.
- (e) By assuring that all divisions of prime agricultural lands, except those conversions approved pursuant to subdivision (b) of this section, and all development adjacent to prime agricultural lands shall not diminish the productivity of such prime agricultural lands.

Section 30242. All other lands suitable for agricultural use shall not be converted to non-agricultural uses unless (1) continued or renewed agricultural use is not feasible, or (2) such conversion would preserve prime agricultural land or concentrate development consistent with Section 30250. Any such permitted conversion shall be compatible with continued agricultural use on surrounding lands.

Section 30243. The long term productivity of soils and timberlands shall be protected, and conversions of coastal commercial timberlands in units of commercial size to other uses or their division into units of non-commercial size shall be limited to providing for necessary timber processing and related facilities.

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SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

2.0 AGRICULTURE AND TIMBER

2.1 Definition

2.1.1 Define prime agricultural land in the Santa Cruz County Coastal Zone to include the following:

- a. Land which meets the United States Department of Agriculture Soil Conservation Service's criteria of prime farmland soils and which is available for agricultural use (i.e., not forested or built upon).
- b. Land which meets the California Department of Food and Agriculture criteria for prime rangeland soils and which is available for agricultural use (i.e., not forested or built upon).
- c. Land which meets the California Department of Food and Agriculture criteria for unique farmland of statewide importance and which is available for agricultural use (i.e., not forested or built upon).

2.1.2 All other land designated as agricultural land on the land use maps but which are not designated as prime agricultural land on the LCP resources and constraints map shall be subject to policies 2.2.1, 2.3.1b, 2.4.2, 2.4.3.

2.2 Resolving Operational and Use Conflicts

2.2.1 Require as conditions of development on all prime agricultural land and all land within 200 feet of prime agricultural land:

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- a. A buffer between residential development, including farm labor housing, or other non-agricultural uses and agriculture. Where residential development at densities of 1 unit per acre or more is sited immediately adjacent to prime agricultural land, require a 200-foot buffer setback with fencing and vegetative screening as appropriate. In other cases, a buffer setback of 200 feet shall be required unless the Board of Supervisors establishes a lesser distance based on the following findings:
 - (i) that the distance established is adequate to prevent conflicts between the nonagricultural development and the adjacent agricultural use; and
 - (ii) the permanent fencing and/or vegetative screening (windbreaks) will be established prior to occupancy; and one of the following:
 - (iii) that significant topographic differences exist between the agricultural and nonagricultural uses which eliminate the need for a 200-foot setback; or
 - (iv) that permanent substantial vegetation or other physical barrier exists between the agricultural and nonagricultural uses which eliminate the need for a 200-foot setback.
 - b. Based on prevailing wind direction, wind-breaks in the buffers designed to reduce or eliminate the hazard of pesticide drift or other use conflicts.
 - c. Structures to be sited in such a manner so as to minimize possible conflicts with agriculture in the area, and where structures are located on agricultural land, the structures to be sited in such a manner to remove as little land as possible from production.
 - d. Where the subdivision of a parcel is involved, the following statement to be included on the Final Map or Parcel Map and in each parcel deed for the subdivision:

"This subdivision is adjacent to property utilized for agricultural purposes, and residents of the subdivision may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations, including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor. Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations."
 - e. Recordation of the following statement of acknowledgement or evidence that the statement has already been made part of the parcel deed:

"The undersigned. . .do hereby certify to be the owner(s) of the hereinafter legally described real property located in the County of Santa Cruz State of California: ...and do hereby acknowledge that the property described herein is adjacent to land utilized for agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor.

And further acknowledge that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

This Statement of Acknowledgement shall be recorded and shall be binding upon the undersigned, any future owners, encumbrances, their successors, heirs or assignees. The statements contained in this Statement of Acknowledgement are required to be disclosed to prospective purchasers of the property described herein, and required to be included in any deposit receipt for the purchase of the property, and in any deed conveying the property."

PROGRAMS

- 2.2.2 Require the development and application of integrated pest management programs for Coastal Zone crops as one means of alleviating pesticide related land use conflicts.
- 2.2.3 Develop a program for existing housing in agricultural areas to encourage and/or provide wind shelter from pesticide drift or dust.
- 2.2.4 Develop, with the Agricultural Policy Advisory Commission, findings for accepting agricultural buffer setbacks less than 200 feet.

(See related policies 2.3.1 and 2.3.2.)

2.3 Resolving Conflicts caused by Residential Development in Agricultural Areas

POLICIES

- 2.3.1 Issue residential building permits pursuant to policy 7.1.22 for parcels in areas designated as prime agricultural land, only upon documentation that:
 - a. The residential use will be ancillary to commercial agricultural use of the parcel (see criteria in Section 2.3.2); or
 - b. the parcel has physical constraints other than size which precludes commercial agricultural use or that the parcel is less than one acre in size. In either case, residential development shall be

allowed only if the residential use does not conflict with on-site or adjacent agricultural activities, the building site has approved agricultural buffer setbacks and the residents and owners of the subject parcel have executed a binding hold harmless covenant with adjacent agricultural operators and owners, which shall run with the land and be recorded on the parcel deed prior to occupancy.

2.3.2 Utilize the following criteria for determining when a residential use would be ancillary to commercial agriculture:

- a. Documentation that the farmable portion of the subject parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops suited to the soils, topography, and climate of the area; or
- b. documentation that the owners have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel by another party with a hold harmless agreement with that party and adjacent agricultural operators; and
- c. documentation that, concurrent with each of the above, the structure is sited in such a manner so as to minimize possible conflicts with commercial agriculture in the area, and to remove no land from production, (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

PROGRAMS

2.3.3 Issue residential building permits in areas designated for agricultural land use which are not prime agricultural land only upon documentation that:

- a. Residential use of the parcel will not conflict with onsite or adjacent agricultural activities.
- b. The building site has approved agricultural buffer setbacks; and
- c. The residents and owners of the subject parcel have executed a binding hold harmless covenant with adjacent agricultural operators and owners which shall run with the land and be recorded prior to occupancy.

2.3.4 Where funding is available, use selective acquisition as a means for preserving small agricultural parcels in exclusive agricultural use.

2.3.5 Develop, with the Agricultural Policy Advisory Commission, a procedure for reviewing applications for residential building permits pursuant to Section 2.3.

2.4
POLICIES

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Requirements for Land Divisions and Conversion of Agricultural Land

2.4.1 Adopt the following land division criteria for prime agricultural land:

- a. Any proposed division of parcels shall require a public hearing and approval by the Planning Commission and Board of Supervisors. Said division may be approved only if all of the following findings are made:
 - 1) that the division is necessary for continued commercial agricultural use of the subject parcels;
 - 2) that the proposed parcel sizes will not be detrimental to the economic viability of commercial agricultural operations on said parcels, adjoining or nearby parcels;
 - 3) that the division is for exclusive agricultural purposes;
 - 4) that all parcels are of sufficient size to constitute a minimum economic farm unit for three crop types, other than greenhouse crops, suited to the soils, topography and climate of the area, and in no case less than 20 acres in size; and
 - 5) that no conflicts with adjacent agricultural operations shall result from the division.
- b. Agricultural Preserve (Williamson Act) contracts and a covenant enforceable by the county to prohibit the use of the subject parcel for nonagricultural purposes shall be recorded on the property title prior to filing Final Maps, for all parcels created by said land division.
- c. Land divisions for the purpose of using the new parcel(s) for non-agricultural uses or for the purpose of dividing off land not usable for agriculture shall not be permitted.
- d. Any proposed division shall not be approved except where it is shown that such division will not hamper or discourage long-term commercial agricultural operations.

2.4.2 Prohibit the conversion of agricultural lands (changing the use designation from agriculture to non-agriculture uses) around the periphery of urban areas except where it can be demonstrated that the viability of existing agricultural use is already severely limited by conflicts with the urban uses, where the conversion of land would complete a logical and viable neighborhood and contribute to the establishment of a stable limit to urban development and where the conversion of such land would not impair the viability of other agricultural lands in the area.

Require a viability study conducted in response to an application which proposes to convert agricultural land to non-agricultural land to include, but not be limited to, an economic feasibility evaluation which contains at least:

- a) an analysis of the gross revenue from the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
- b) analysis of the operational expenses, excluding the cost of land, associated with the production of the agricultural products grown in the area for the five years immediately preceding the date of filing the application.
- c) an identification of the geographic area used in the analyses. The area shall be of sufficient size to provide an accurate evaluation of the economic feasibility of agricultural uses for the land stated in the application.

2.4.3 Allow division of land designated for agricultural land use, but not designated as prime agricultural land on the LCP Resources and Constraints map, to minimum parcel sizes in the range of 10 to 40 acres per parcel based on the matrix, as discussed in section 7.7.3 of the land use plan, where it is documented that such land is not prime agricultural land as defined in policy 2.1.1 and that continued or renewed agricultural use is not feasible and it is shown that such division will not hamper or discourage long-term agricultural use of adjacent lands, and adequate building site setbacks can be maintained to buffer adjacent agricultural activities, and where the subject property owner has negotiated a hold harmless agreement with the adjacent agricultural operators and owners.

2.4.4 Property inside the Coastal Zone with a minimum parcel size of 40 acres may have that portion of the land without a prime agricultural land designation in the LCP-LUP divided from that portion with such a designation only under the following circumstances.:

1. The division is for a public purpose on land in public ownership; and
2. Potential use of the "removed" parcel will not adversely impact the agricultural activities of the larger area; and
3. There is little likelihood for subsequent intrusion of nonagricultural development into larger, exclusively agricultural area; and
4. The "removed" property is at the edge of an agricultural area and is physically separated from the adjacent agriculture by topographic features, extensive vegetation, or

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physical structures; or the nonagricultural land is part of
an agricultural parcel which exists separately from other
agricultural areas.

2.5 Urban/Rural Boundary

POLICIES

2.5.1 Establish a stable urban/rural boundary in the Coastal Zone as shown on the LCP Land Use Plan Map:

- 1) the Urban Services Line at the western boundary of the City of Santa Cruz or that stable urban/rural boundary adopted by the Coastal Commission for the City of Santa Cruz Land Use Plan, to the eastern boundary of Seascape, and to the south-western boundary of the City of Watsonville, and
- 2) boundaries of the urban density residential areas outside of the Urban Services Line designated in policy 7.1.4.

2.5.2 Prohibit the placement of sewer or water lines, other than for agricultural use, on prime agricultural lands in the Coastal Zone. Sewer transmission lines to and from the City of Watsonville sewage treatment plant and raw water transmission lines from North Coast sources to the City of Santa Cruz shall be exempt from this policy only if safeguards are adopted which assure that such facilities will not result in the conversion of prime agricultural lands to non-agricultural uses.

For the purposes of this policy, safeguards shall include, but not be limited to, (i), prohibiting hookups to trunk lines through prime agricultural lands, and (ii) prohibiting the levying of assessment fees against prime agricultural land for the construction of sewage transmission lines running through them.

PROGRAM

2.5.3 Oppose expansion of municipal boundaries which would include prime agricultural land in the Coastal Zone within municipal boundaries.

2.5.4 Request LAFCO to adopt policies to prohibit such urbanization or prime agricultural land in the Coastal Zone.

(See related policy 7.6.4)

2.6
POLICY

Agricultural Use in State Parks

- 2.6.1 In processing State Parks and Recreation Department development plans and projects for park units within the Coastal Zone:
- a. Retain the maximum amount of prime agricultural land in agricultural production within each state park unit.
 - b. Require a site-specific justification for removing agricultural lands from production or for not offering lands capable of farm production for lease.

PROGRAMS

- 2.6.2 Request the State Parks and Recreation Department to re-evaluate its policy toward agriculture in state parks in the Coastal Zone as follows: retain existing agricultural uses, including grazing within Coastal Zone park units, consistent with recreation uses and biotic protection of existing environmentally sensitive habitats within the park.
- 2.6.3 Request the State Parks and Recreation Department, in cooperation with the California Department of General Services and the agricultural lessees, to develop and apply a program of integrated pest management and experimental agricultural techniques on lands used for agriculture within State Parks as a means of enhancing the compatibility of agriculture with recreation in the state parks.

2.7
POLICIES

Greenhouse Agriculture

- 2.7.1 Designate the following as a preferred area for greenhouse location: Zils Road to Sand Dollar Drive; between the ocean and the bluff west of San Andreas Road. Permit greenhouse agriculture in other areas consistent with LCP policies.
- 2.7.2 Require mitigations of adverse visual impacts of any greenhouses which will be visible from designated scenic roads, beaches, or recreation facilities. Mitigations may include such measures as vegetative screening or other landscaping, materials which produce less glare, berming, and/or arrangement of structures on the site to minimize bulky appearance. Prohibit location of greenhouses where they would block public ocean views.
- 2.7.3 In primary recharge areas, require stormwater runoff to be retained on site for percolation; in other areas require detention.
- 2.7.4 Prohibit removal of indigenous prime soil used as a growing medium for container plants which are sold intact.
- 2.7.5 Limit flooring or impervious surfacing within the structure which impairs long-term soil capabilities to the minimum area needed for access, loading, and storage, and prohibit the use of long-term sterilants under impervious surfacing.

- 2.7.6 Require the use of alternative energy sources such as passive solar design techniques to maximize energy efficiency, when feasible.
- 2.7.7 Require open ventilation where feasible. When exhaust fans are proven to be necessary, the fans should be located away from non-agricultural uses, and should maximize energy efficiency.
- 2.7.8 Require irrigation systems to be water conserving.

2.8 TIMBER

OBJECTIVE

- 2.8.1 To encourage the orderly economic production of forest products on a sustained yield basis under high environmental standards, to protect the scenic and ecological values of forested areas, and to allow orderly timber production consistent with the least possible environmental impacts.

POLICIES

- 2.8.2 Prohibit development densities on land zoned Timberland Production located in the Coastal Zone exceeding one unit per 160 acres and in other areas of the County exceeding one unit per 40 acres, except as specified below and require that the following conditions be met in connection with any permitted development:

a) A Timber Management Plan, prepared by a Registered Professional Forester, must be submitted and approved by the County for the entire land holding.

b) Division of land below 160 acres may be considered only if parcels are designed to maintain timber harvest and management potential of the property, and if all development is clustered. In any case, such division shall require approval of four-fifths vote of the Board of Supervisors.

c) In no case may the average density exceed one unit per 40 acres in the Coastal Zone and one unit per 10 acres elsewhere.

d) The remainder of the property not included within the area of clustered parcels shall be held in common ownership, and timber rights shall be held by a designated property owner or individual.

e) The individual designated as possessor of timber rights on the property shall enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland and to abide by the provisions of the Timber Management Plan.

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2.8.3 Allow the following types of activities as compatible uses in (TPZ) Timber Production Zones:

Permitted Uses

- a) The growing and harvesting of timber and other forest products, including Christmas trees, in conformance with the provisions of the Timber Production Zoning Ordinance and the Forest Practice Act.
- b) Watershed management.
- c) Fish and wildlife habitat.
- d) Grazing and other agricultural uses on that portion of the land not under timber production.
- e) One single-family dwelling, with accessory structures and utilities, on a separate legal parcel of record, subject to the policies of Section 2.4:

Conditional Uses

- a) Mineral production and mining operations, in conformance with the provisions of the Mining Regulations Ordinance.
- b) Erection, construction, alteration and maintenance of gas, electric, water or communications transmission facilities.
- c) Outdoor recreation, educational or religious activities, in conformance with the provisions of the County's organized camp zoning regulations which do not conflict with the management of the parcel's timber resources.
- d) Conversion to agricultural uses not exceeding ten percent of the total of the timber area on the parcel.
- e) One guest house on a legal parcel of record with a minimum size of 40 acres in the Coastal Zone and 10 acres in other areas of the County where the guest house will be located in close proximity to the principle residence.
- f) Division of property, consistent with policies 2.4.2 and 2.4.3.
- g) Timber processing and other related facilities.
- h) Operation of a septic tank sludge disposal site that is approved by Health Officer pursuant to Chapter 7.42 of the County Code, and that is located outside the Coastal Zone.

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Conditional uses must be consistent with the growing of a sustained yield tree crop, with the purposes of the Forest Taxation Reform Act of 1976 and the Timber Production Zone District, and should be supported by a timber management plan.

- 2.8.4 Evaluate proposed land divisions on properties designated Timber Resource on the General Plan Resources and Constraints Maps, but not zoned TPZ, for timber resource potential. Apply the policy of 2.4.2 for any parcel found to have timber resources equivalent to TPZ parcels. Require as a condition of any land division rezoning to TPZ for parcels which have equivalent timber resources.
- 2.8.5 Restrict development on TP Zoned lands to be located on a non-timbered portion of the property.
- 2.8.6 Encourage timberland owners to apply for Timber Production Zoning where appropriate. Such rezonings must be in accordance with the procedures set forth in the TPZ Ordinance.
- 2.8.7 Deny rezoning of timberland from TPZ to alternate zone districts unless it can be shown that the rezoning is consistent with the Forest Taxation Reform Act of 1976 and the County TPZ Ordinance.
- 2.8.8 Require all timber harvests not subject to California State Department of Forestry regulation to receive a Timber Harvest Permit from the County prior to beginning operations. Require all timber operations within the Coastal Zone, except those authorized by a timber harvesting plan approved by the California Department of Forestry (pursuant to the Forest Practices Act of 1973), to receive a Coastal Zone Permit. Approval of the permit must be based on conformance with County Timber Harvest Regulations (irrespective of acreage requirements) or Significant Tree Removal Regulations and with the policies of the Land Use Plan.
- 2.8.9 Require strict review of all timber harvests subject to County regulation to assure minimal environmental and neighborhood impacts. Deny all applications which cannot meet those standards.

PROGRAMS

- 2.8.101 Encourage the adoption of State legislation allowing for:
- a) Reevaluation of Santa Cruz County TPZ designations;
 - b) Establishment of a two-tiered system for timber harvest review - one for TPZ lands, and a more stringent system for non-TPZ lands.
- Responsibility: Board of Supervisors, Planning Department.
- 2.8.102 Encourage the adoption of State legislative changes to the Forest Practice Act to accomplish the following:
- a) Create a consistent appeals process to the Board of Forestry of the CDF Director's determinations;

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b) Extend the purpose and Intent of the Act to include the protection of public health, safety and welfare;

c) Expand the role of the Interdisciplinary Review Team to allow changes to timber harvest plans.

Responsibility: Board of Supervisors, Planning Department.

2.8.103

Recommend Special Santa Cruz County Timber Harvest Rules for adoption by the State Board of Forestry which make the following changes to the process for reviewing timber harvest plans:

a) Expand plan contents to add more information on the plan for public and agency review;

b) Establish better defined procedures for the request, conduct, and follow-through related to public hearings;

c) Require written response from CDF to public issues raised;

d) Require full noticing for major plan amendments;

e) Require transmission of the Notice of Conformance to members of the Board of Supervisors;

f) Allow County staff to attend all field reviews conducted by CDF;

g) Require the submission of relevant materials prior to review team meetings.

Responsibility: Board of Supervisors, Planning Department.

2.8.104

Recommend Special Santa Cruz County Timber Harvest Rules for adoption by the State Board of Forestry which make the following changes to the Forest Practice Rules:

a) Provide CDF with the authority to deny a timber harvest plan based upon its potential for cumulative impacts;

b) Encourage shared road access between adjacent timber owners;

c) Allow for selecting the haul route which minimizes neighborhood impacts;

d) Allow for bonding on private roads used for log hauling;

e) Provide CDF with the authority to restrict or prohibit winter operations in certain situations;

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f) Restrict road and landing construction in steep areas and, where allowed, establish special design and construction standards.

Responsibility: Board of Supervisors, Planning Department.

2.8.105 Conduct a Timber Harvest Water Quality Monitoring Study to assess the effectiveness of certain Forest Practice Rules and present findings to the State Water Resources Control Board. If study findings indicate that the rules do not provide adequate water quality protection, make recommendations for regulatory improvement in the areas of:

- a) Watercourse and Lake Protection;
- b) Erosion Hazard Rating system;
- c) Standards for erosion control.

Responsibility: Board of Supervisors, Planning Department.

2.8.106 Evaluate the adequacy of the Forest Practice Rules in the following areas and, if necessary, recommend special rules for adoption by the Board of Forestry:

- a) Protection of rare, endangered, or unique plants or animals;
- b) Protection of viewsheds and scenic corridors.

Responsibility: Board of Supervisors, Planning Department.

2.8.107 Insure that the County's concerns regarding individual timber harvests are addressed through active participation in review team meetings and CDF public hearings.

Responsibility: Planning Department.

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SECTION 3

HAZARDS

COASTAL ACT POLICIES

Section 30253. New development shall:

- (1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.
- (2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

Section 30235. Revetments, breakwaters, groins, harbor channels, seawalls, cliff retaining walls, and other such construction that alters natural shoreline processes shall be permitted when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shoreline sand supply. Existing marine structures causing water stagnation contributing to pollution problems and fishkills should be phased out or upgraded where feasible.

Section 30236. Channelizations, dams, or other substantial alterations of rivers and streams shall incorporate the best mitigation measures feasible, and be limited to (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat.

Section 30610 (part): ...No coastal development permit shall be required ... for the following types of development ... (g) The replacement of any structure, other than a public works facility, destroyed by natural disaster. Such replacement structure shall conform to applicable existing zoning requirements, shall be for the same use as the destroyed structure, shall not exceed either the floor area, height, or bulk of the destroyed structure by more than 10 percent, and shall be sited in the same location on the affected property as the destroyed structure.

..."Natural disaster" means any situation in which the force or forces which destroyed the structure to be replaced were beyond the control of its owner.

..."Bulk means total interior cubic volume as measured from the exterior surface of the structure."

(See also in Industry, Section 30233.)

SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

3.0 HAZARDS

3.1 Seismic Policies **POLICIES**

- 3.1.1 Require a field review by the staff geologist of geological hazards for all new development projects, including the creation of new lots, in designated fault zones. Fault zones designated for review in the Coastal Zone include the Zayante Fault and the state designated Seismic Review Zone on the San Gregorio Fault. Required geologic reviews shall examine all potential seismic hazards including surface rupture, ground shaking, liquefaction and landsliding, and may consist of a staff geological hazards assessment where a more complete investigation is not otherwise required. Investigations of groundshaking hazards will be conducted if required through environmental review of a project.
- 3.1.2
GP Require a preliminary geological investigation by a registered geologist for single family dwellings in the San Andreas and San Gregorio Fault Zones, and a full geologic investigation by a registered geologist for development proposals other than single family dwellings in the San Andreas and San Gregorio Fault Zones.
- 3.1.3
GP Require a full geological investigation by a registered geologist whenever a significant potential hazard is identified by a preliminary geologic hazard assessment, and prior to the construction of any new public facility or critical structure within the designated fault zones.
- 3.1.4
GP Require site-specific full geologic investigation by a registered geologist of all development proposals of more than four residential units in areas designated as having a high or very high liquefaction potential. Proposals of four units and under and non-residential projects shall be reviewed for liquefaction hazard through environmental review and when a significant potential hazard exists a full geologic report shall be required.
- 3.1.5 Require the clustering of development away from potentially hazardous areas and condition development permits based on the recommendations of the site's hazard assessment or full geological investigation.
- 3.1.6
GP Approve the final density of a development proposal only if it is consistent with the recommendations of the geological reports. Deny the location of the proposed development if it is found that the hazards on the site cannot be mitigated to within acceptable risk levels.
- 3.1.7 Require full geologic investigation prior to the construction of new reservoirs to serve major water supplies. If an unmitigatable hazard exists, relocate the reservoir. New dams shall be constructed according to high seismic design standards of the Dam Safety Act and as specified by structural engineering studies. Smaller reservoirs will be reviewed for potential seismic hazards as a part of the environmental review process.

- 3.1.8
GP Exclude land within 50 feet of an active or potentially active fault trace from density calculations for land divisions. Require 50-foot setbacks for all residential structures and 100-foot setbacks for all commercial, multi-residential and critical structures from active and potentially active fault traces.
- 3.1.9 Require all new public facilities and critical structures to be designed to withstand the expected ground shaking during the design earthquake on the San Andreas fault.
- 3.1.10
GP Require the developer and/or subdivider of a parcel in an area of known geologic hazards to record a deed restriction with the County Recorder indicating the hazards on the parcel and the level of prior geologic investigation conducted.
- 3.1.11 Require a minimum parcel size for the creation of new parcels of 20 acres in areas within all State and County designated seismic review zones if proposed building sites lie within the fault zone.

PROGRAM

- 3.1.13 Investigate the feasibility of requiring all new structures within all known fault zones and in areas subject to high or very high liquefaction potential, to be constructed to withstand ground shaking generated up to the design earthquake on the San Andreas Fault.

3.2 POLICIES Slope Stability and Erosion

- 3.2.1
GP Require a geologic hazards assessment of all discretionary permits, including grading permits within areas of known slope instability, in all cases where development is planned on slopes greater than 30%, and for all projects including permits for single family dwellings on existing parcels of record in the designated landslide review area. Such assessment shall be prepared by County staff or a registered geologist may conduct this review at applicant's choice and expense.
- 3.2.2
GP Require a full geological investigation by a registered geologist when the hazards assessment identifies unsafe geologic conditions in the area of proposed development.
- 3.2.3
GP Require an engineering geology or a soils report as determined by staff on any proposed grading project where a significant potential hazard has been identified in the area of proposed grading activities.
- 3.2.4
GP Condition development and grading permits based on the recommendations of the hazard assessment and other detailed soils or geology investigations.
- 3.2.5
GP Deny the location of a proposed development or permit for grading project if it is found that geological hazards cannot be mitigated to within acceptable risk levels, and approve development proposals only if the project's density reflects consideration of the degree of hazard on the site, as determined by available geotechnical information.

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- 3.2.6
GP Exclude land with slopes exceeding 30 percent in urban areas and 50 percent in rural areas and recent or active landslides from density calculations for land division purposes.
- 3.2.7
GP Require clustering of structures away from potentially unstable slopes in landslide-prone areas. Require drainage plans that direct runoff and drainage away from unstable slopes.
- 3.2.8 Prohibit the location of septic leachfields in areas subject to landsliding.
- 3.2.9
GP Require the developer and/or subdivider of a property in an area of known geologic hazards to record a deed restriction with the County Recorder indicating the hazards on the parcel and the level of prior geotechnical investigation conducted.
- 3.2.10
GP Require an engineering report and engineering supervision to ensure effective road reconstruction where there have been washouts or landslides on private or public roads and require geologic and engineering review of all proposed road construction in landslide prone areas.

(See related policies in Natural Systems Section.)

PROGRAMS

- 3.2.11 Designate additional areas, of known slope instability, within the Coastal Zone as Landslide Review Zones. (A staff geologic hazards assessment would thus be required prior to project approval. Recommendations from the report could become permit conditions.)

3.3 POLICIES

Coastal Erosion

Coastal Bluff Erosion

- 3.3.1 Require a geologic hazard assessment by the staff geologist for all new development proposals within 100 feet of a coastal bluff. A full geologic investigation shall be required if a significant potential hazard to the proposed structure is identified from the assessment. The setback for structures shall be determined from conditions on and adjoining the site. In general, a 50-foot setback shall be maintained, but in no case shall the setback be reduced to less than 25 feet. Projects shall be sited and designed for a minimum 50 year life time as demonstrated by the geologic investigation or hazard assessment report.
- 3.3.2 Allow new development in areas subject to bluff erosion on existing lots of record only under the following circumstances:
- a. Technical report (either a geologic hazard assessment or a full geologic report) demonstrating the stability of the site for a minimum 50 year lifetime.

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- b. All development activity (including pools) set back a minimum of 25 feet from the bluff edge. (A greater setback may be required based on the site conditions as determined by the hazard assessment or geologic report.)
 - c. The long-term stability of the site is not dependent on the installation of shoreline protection structures except on lots where both adjacent parcels are already similarly protected (i.e., are already fronted by rip-rap).
 - d. A deed restriction indicating the potential hazards on the site and the level of prior geologic investigation conducted is recorded with the County Recorder.

3.3.3 Limit shoreline protection measures to structures which protect existing residences, and business or commercial structures, vacant lots which through lack of protection threaten adjacent developed lots, public works, public beaches, or coastal-dependent uses. Permit structural shoreline protection measures only if non-structural measures (i.e., building relocation or change in design) are infeasible from an engineering standpoint or not economically viable. The protection structure must not reduce or restrict public beach access, adversely affect shoreline processes and sand supply, increase erosion on adjacent properties, or cause harmful impacts on wildlife and fish habitats. The protection structure must be placed as close as possible to the development requiring protection and must be designed to minimize visual intrusion. Shoreline protection structures shall be designed to meet adequate engineering standards for the site conditions as determined through the environmental review process. Seawall construction should only be considered where a significant threat to an existing structure exists, where seawalls have been constructed on adjoining parcels, and where rip-rap would not adequately protect the structure. Detailed technical studies may be required to accurately define the oceanographic conditions affecting the site.

3.3.4 Require drainage and landscape plans recognizing potential hazards on the site to be approved by the staff geologist prior to the approval of blufftop development.

3.3.5 Permit reconstruction of structures located on a coastal bluff which are damaged as a result of coastal hazards and loss exceeds 50 percent of their market value in accordance with recommendations from the hazards assessment as well as 3.3.2 (a,b & d). Exemption: Public beach facilities and damage which results from non-coastal related hazards such as fire and replacements consistent with Coastal Act Policy 30610 (g).

Beach Erosion

3.3.6 Require a geologic hazards assessment for all new development proposals subject to storm wave inundation. A full geologic investigation shall be required if a significant potential hazard to the proposed structure is identified from the assessment. The setback for structures shall be determined from conditions on and adjoining the site. Projects shall be sited and designed to minimize hazards as determined by the hazards assessment or geologic investigations.

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3.3.7 Allow new development in areas subject to storm wave inundation and beach erosion on existing lots of records within existing developed neighborhoods under the following circumstances:

- a. Technical report (either a geologic hazards assessment or a full geologic report) demonstrating that the potential hazard can be mitigated. Mitigations can include, but are not limited to, building setbacks, elevation of the proposed structure and friction pier or deep caisson foundation.
- b. Mitigation of the potential hazard is not dependent on shoreline protection structures except on lots where both adjacent parcels are already similarly protected.
- c. A deed restriction indicating the potential hazards on the site and the level of prior investigation conducted is recorded on the deed with the County Recorder.

3.3.8 Limit structural shoreline protection measures to structures which protect existing residences, and business or commercial structures, vacant lots which through lack of protection threaten adjacent developed lots, public works, public beaches, or coastal-dependent uses. Permit structural protection measures only if non-structural measures (i.e., building relocation or change in design) are infeasible from an engineering standpoint or not economically viable. The protection structure must not reduce or restrict public beach access, adversely affect shoreline processes and sand supply, increase erosion on adjacent properties, or cause harmful impacts on wildlife and fish habitats. The protection structure must be placed as close as possible to the development requiring protection and must be designed to minimize visual intrusion. Shoreline protection structures shall be designed to meet adequate engineering standards for the site conditions as determined through the environmental review process. Seawall construction should only be considered where a significant threat to an existing structure exists, where seawalls have been constructed on adjoining parcels, and where rip-rap would not adequately protect the structure. Detailed technical studies may be required to accurately define the oceanographic conditions affecting the site.

3.3.9 Permit the reconstruction of individual structures located in areas subject to storm wave inundation which are damaged as a result of coastal hazards and loss exceeds 50 percent of their market value in accordance with recommendations from the geologic hazards assessment as well as with policy 3.3.7 (a) and (c). If more than 75 percent of the neighborhood, structures and public facilities, are damaged, reconstruction must take place in accordance with the requirements of Policy 3.3.7. Exceptions: Public beach facilities and damage which results from non-coastal hazards such as fire, and replacements consistent with Coastal Act Policy 30610 (g).

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Land Divisions in Areas of Coastal Bluff and Beach Erosion

- 3.3.10 Allow the creation of new parcels including those created by minor land divisions, subdivisions, planned developments and planned unit developments in coastal hazard areas (including bluff top areas and areas subject to storm inundation) only under the following circumstances:
- a. Technical information - a full geologic report demonstrates that each proposed building site on the parcel is not subject to any potential hazards and the development as a whole will not subject persons to potential hazards.
 - b. The long-term stability and safety of the development does not depend on or require shoreline protection structures.
 - c. The development does not restrict or reduce access to public beaches.
 - d. The development does not require the construction of public facilities structures or service transmission structures in coastal hazard areas.
 - e. Deed restrictions shall be recorded for each new parcel that indicates the hazards to life or property within or adjacent to the floodplain or coastal inundation areas.
- 3.3.11 Exclude areas subject to coastal inundation as defined by geologic hazards assessment or full geologic report from use for density calculations. Prohibit new structures, public facilities, and service transmission systems in coastal hazard areas unless they are necessary for existing residences or to serve vacant lots which through lack of protection threaten adjacent developed lots, public facilities, public beaches or coastal dependent uses.

PROGRAMS

- 3.3.12 Develop geologic and soils report guidelines specifically for reports addressing coastal hazards in conformance with Coastal Commission Interpretative Guidelines. Include criteria for the demonstration of stability over the lifetime of the structure.
- 3.3.13 Develop a program to correct existing erosion problems along coastal bluffs caused by public drainage facilities.

3.4 Flood, Tsunami Hazard
POLICIES

- 3.4.1
GP Require a geologic hazard assessment of all development proposals within the County's flood plains in order to determine the limits and elevations of the 100-year flood waters.
- 3.4.2 Approve only those grading applications and development proposals that do not present a flood hazard or add to flooding damage potential, including requirement of foundation design which minimizes displacement of flood waters.

- 3.4.3
GP Allow new development in areas immediately adjacent to coastal beaches only if a geologist determines that wave action, storm swell and tsunami inundation are not a hazard to the proposed development. Such determination shall be made by the staff geologist, or a registered geologist may conduct this review at applicant's choice and expense.
- 3.4.4 Require new utilities, critical facilities and non-essential public structures to be located outside the 100-year flood plain and coastal inundation areas, unless such facilities are necessary to serve existing uses and there is no other feasible location and construction of these structures will not increase hazards to life or property within or adjacent to the floodplain or coastal inundation areas.
- 3.4.5 Allow the creation of new parcels including those created by minor land division, subdivisions, planned developments and planned unit developments in 100-year floodplain areas only under the following circumstances:
- a. Technical information - a full geologic report demonstrating that each proposed parcel contains at least one building site which is not subject to flood hazard.
 - b. A deed restriction indicating the limits and elevations of the 100-year floodplain recorded with the County Recorder.
- 3.4.6
GP Exclude the area within the 100-year flood plain from use for residential density calculations for parcels in areas outside the Urban Services Line or not served by sewer districts.
- 3.4.7 Allow a density credit of up to 50 percent at the discretion of the Board of Supervisors of a property's acreage within the 100 year floodplain if the residential proposal is located within the Urban Services Line, is served by sewers and is bordered by existing similarly developed lots, is not at a density higher than the surrounding area, is consistent with the character of the surrounding area, and will not increase the likelihood of downstream or up-stream flooding. Exclude the portion of the property designated as floodway from density calculations.
- 3.4.8 Restrict any new construction to the area outside the designated flood plain and areas subject to coastal inundation if a buildable portion of the parcel exists outside the flood plain.
- 3.4.9 Require elevation of the habitable portions of residential structures above the 100-year flood level where constructed within a flood plain. Require flood-proofing of non-residential structures if elevation is not feasible. Require that foundations do not cause floodwater displacement except where necessary for flood-proofing.

3.4.10
GP

Prohibit the location of septic systems and leachfields within the 100-year floodplain. Allow the placement of fill within the 100-year floodplain in the minimum amount necessary not to exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.

3.4.11

Allow flood control structures only to protect existing development (including agricultural operations) where no other alternative is feasible or where such protection is necessary for public safety. The structures must not adversely affect sand supply, increase erosion or flooding on adjacent properties, or restrict stream flows below minimums necessary for the maintenance of fish and wild-life habitats.

PROGRAMS

3.4.12

Incorporate more detailed information on tsunami inundation levels into the existing flood hazard program as soon as this information is available. Existing development regulations would then apply to areas subject to this hazard.

3.5

Diking, Dredging, and Filling

POLICIES

3.5.1

Permit the diking, filling, and dredging of open coastal waters, wetlands, estuaries, and lakes only for the following purposes and only where there is no other feasible, less environmentally damaging alternative:

- a. Incidental public service purposes, including, but not limited to burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.
- b. Restoration purposes, including the protection and enhancement of existing harbors.
- c. Nature study, aquaculture, or similar resource-dependent activities.

3.5.2

Allow diking, filling, and dredging in existing estuaries and wetlands only if it is determined that such activities will maintain or enhance the functional capacity of the wetland or estuary as determined through the County environmental review process in conjunction with the California Department of Fish and Game.

3.5.3

Require the redistribution of dredged materials into the same littoral cell from which it was taken in an effort to continue for beach replenishment as long as the materials are suitable and non-toxic and the deposition of the materials will not adversely affect marine environments or recreational uses. The deposition of such materials must be timed and located so as not to interfere with shoreline processes, longshore current systems, and public beach use.

PROGRAM

- 3.5.4 Develop a program in conjunction with the Yacht Harbor Management and other concerned agencies to insure that dredged materials from the harbor will not harm the marine environment or adversely affect public beach use.

3.6 Fire Hazards

POLICIES

- 3.6.1 Require all new development, including single family dwellings, to meet minimum road standards, as contained in Section 3.5 Fire Hazards of the Santa Cruz County General Plan, which include:
- a. Road width.
 - b. Road construction requirements.
 - c. Maximum gradients.
 - d. Bridge design requirements.
- 3.6.2 Require minimal water flow rates and fire response times for all development within the Urban Services Line.
- 3.6.3 Require the following of all new development, including land divisions, outside of the Urban Services Line:
- a. Post house numbers.
 - b. Provide adequate water (200 gal/min for 20 minutes).
 - c. Clear the area within 30 feet of residential structures of all flammable vegetation.
 - d. Provide adequate smoke detectors
 - e. Locate building sites outside of designated critical fire hazard areas wherever possible.
 - f. Provide, in critical fire hazard areas, on dead-end roads, and beyond the required fire response time, roof construction of fire retardant materials.
- 3.6.4 Require all development outside the Urban Services Line, including land divisions but not including a single-family building permit on an existing parcel of record, to meet the following criteria:
- a. Location on a non-dead-end road or provide secondary fire access. (Developments not meeting this standard shall only be permitted at the lowest density of the Land Use Plan designation.)

- b. Location within a 20 minute response time from the responsible fire station. (Developments not meeting this standard shall only be permitted at the lowest density of the Land Use Plan designation.)
 - c. Location of building sites outside of designated critical fire hazard areas. (Developments not meeting this standard shall only be permitted at the lowest density of the Land Use Plan designation.)
- 3.6.5 Require written confirmation of ability to serve (according to criteria listed in policies 3.6.1, 3.6.3, 3.6.4) from responsible fire protection agency prior to approval of any development project.
- 3.6.6 Prohibit the location of public facilities and utilities within critical fire hazard areas.
- 3.6.7 Require all new development within the Urban Services Line including single family dwellings on existing lots of record to provide:
- a. Fire retardant construction within critical fire hazard areas.
 - b. House numbers visible from the street.
 - c. Urban water flow rates as specified in the General Plan.
- 3.6.8 Prohibit new land divisions more than 1/2 mile from a through road. In the North Coast and Bonny Doon planning areas, prohibit new land divisions more than 1/2 mile from a publicly-maintained road. Require that private roads used for both primary and secondary access be maintained by road maintenance agreements and associations or by a County Service Area, unless secondary access can be provided.

PROGRAMS

- 3.6.9 Re-evaluate the criteria and mapping for the critical fire hazard areas in conjunction with the fire protection agencies and develop revised maps in the Implementation program.
- 3.6.10 In cooperation with fire protection agencies, develop coordinated action programs to reduce the hazard to existing development in critical fire hazard areas such as the following:
- a. Assessment districts to finance road improvements and secondary access; water storage, distribution and hydrant facilities; purchase of pumper trucks and/or vegetation clearance and fire break construction.
 - b. Fire hazard inspection and code enforcement.
 - c. Public education programs on fire prevention.

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- 3.6.11 Establish uniform road gradient standards in the County planning policies and ordinances in conjunction with the fire protection agencies.
- 3.6.12 In cooperation with fire agencies re-evaluate the current 20 minute response time standard for development in rural areas to insure the ability of the fire protection agencies to limit the spread of fire to adjacent lands.

SECTION 4

SHORELINE ACCESS

COASTAL ACT POLICIES

Section 30210. In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access (to navigable waters), which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

Section 30211. Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rock coastal beaches to the first line of terrestrial vegetation.

Section 30212.

(a) Public access from the nearest public roadway to the shoreline and along the coast shall be provided in new development projects except where (1) it is inconsistent with public safety, military security needs, or the protection of fragile coastal resources, (2) adequate access exists nearby, or (3) agriculture would be adversely affected. Dedicated accessway shall not be required to be opened to public use until a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway.

(b) For purposes of this section, "new development" does not include:

(1) Replacement of any structure pursuant to the provisions of subdivision (g) of Section 30610.

(2) The demolition and reconstruction of a single-family residence; provided, that the reconstructed residence shall not exceed either the floor area, height or bulk of the former structure by more than 10 percent, and that the reconstructed residence shall be sited in the same location on the affected property as the former structure.

(3) Improvements to any structure which do not change the intensity of its use, which do not increase either the floor area, height, or bulk of the structure by more than 10 percent, which do not block or impede public access, and which do not result in a seaward encroachment by the structure.

(4) Any repair or maintenance activity . . . unless . . . such activity will have an adverse impact on lateral public access along the beach.

As used in this subdivision "bulk" means total interior cubic volume as measured from the exterior surface of the structure.

Section 30212.5. Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

Section 30214.

(a) The public access policies of this article shall be implemented in a manner that takes into account the need to regulate the time, place, and manner of public access depending on the facts and circumstances in each case including, but not limited to, the following:

- (1) Topographic and geologic site characteristics.
- (2) The capacity of the site to sustain use and at what level of intensity.
- (3) The appropriateness of limiting public access to the right to pass and repass depending on such factors as the fragility of the natural resources in the area and the proximity of the access area to adjacent residential uses.
- (4) The need to provide for the management of access areas so as to protect the privacy of adjacent property owners and to protect the aesthetic values of the area by providing for the collection of litter.

(b) It is the intent of the Legislature that the public access policies of this article be carried out in a reasonable manner that considers the equities and that balances the rights of the individual property owner with the public's constitutional right of access pursuant to Section 4 of Article X of the California Constitution. Nothing in this section or any amendment thereto shall be construed as a limitation on the rights guaranteed to the public under Section 4 of Article X of the California Constitution.

(c) In carrying out the public access policies of this article, the commission, regional commission, (the County after LCP certification,) and any other responsible public agency shall consider and encourage the utilization of innovative access management techniques, including, but not limited to, agreements with private organizations which would minimize management costs and encourage the use of volunteer programs.

SANTA CRUZ COUNTY LOCAL COASTAL PROGRAM POLICIES

4.0 SHORELINE ACCESS

4.0.1 Objective: To provide a system of shoreline access to the coast with adequate improvements to serve the general public and the coastal neighborhoods which is consistent with public safety needs, protects natural resource areas from over use, protects public rights and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture.

4.0.2 Objective: To maintain or provide access, including visual access, to every beach to which access exists or where there is a presumption of access by prescriptive rights, to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches.

4.1 POLICIES Designation of Public Access: Primary Public Access

4.1.1 The shoreline access maps and charts define a system of shoreline access to the coast, both public and private, and the appropriate locations for primary public access and improvements. Primary public access points shall be developed only when they can provide automobile parking or an acceptable alternative, and when all environmental impacts and use conflicts can be satisfactorily mitigated.

4.1.2 The following are designated as primary public access:

North Coast

Waddell Creek Beach

Greyhound Rock

Hang gliding area (present access limited to private hang gliding club permission of owner)

Pelican Rock bluff

Blufftop north of Scott Creek

Scott Creek

Davenport Landing

Davenport Beach bluff

Half Dome Beach

Bonny Doon Beach

Yellowbank Beach

Laguna Creek Beach

*Red, White, and Blue Beach

Four-Mile Beach

Live Oak

*Twin Lakes State Beach

Lincoln Beach

Sunny Cove

Corcoran Lagoon Beach

Moran Lake Beach

Pleasure Point/East Cliff Drive

End of 41st Avenue (restore restrooms at 38th Avenue)

Mid-County

- *New Brighton Beach
- *Seacliff State Beach
- *Rio del Mar Beach
- Seascape
- Manresa State Beach (North)

South County

- Manresa State Beach (South)
- *Sunset State Beach
- *Palm Beach

*Denotes primary public accesses which have existing basic improvements and law enforcement necessary for state and regional publicity.

4.1.3 Encourage variety in the level and types of improvements at primary public access points, appropriate to the character and projected use of the access.

4.1.4 Provide, encourage provision of, and/or require as a condition of new development approval the following improvements at primary destinations: path improvements and maintenance; recycling, garbage collection; automobile parking, or in an impacted neighborhood, an acceptable alternative such as beach shuttle; bicycle parking; transit service; access provisions for handicapped if feasible; restrooms; law enforcement; scenic overlooks if appropriate; safety signs if needed, and identification signs.

PROGRAM

4.1.5 Develop a program to inform the public of primary public access to the shoreline phased with the provision of basic improvements, maintenance, recycling, garbage collection, and law enforcement. Establish priorities for provision of improvements at primary accesses, giving highest priority to the provision of basic improvements.

4.2 POLICIES

Neighborhood Access

4.2.1 Define a system of neighborhood access points as locations appropriate for access by local residents.

4.2.2 The following are designated as locations appropriate for neighborhood access:

o Live Oak

at the end of the following streets:

12th Avenue	19th Avenue
13th Avenue	20th Avenue
18th Avenue	26th Avenue
	38th Avenue

Rockview Drive from the parking lot and the walkway between houses
the walkway from the end of 30th Avenue to the shoreline

o Mid-County

end of Oakdale Drive
end of Beachgate Way
Cliff Drive between Lamanda Drive and Bayview Drive
Hidden Beach
Via Gaviota
Via Palo Alto
Seascape arroyos
Trestle Beach

o South County

Place de Mer
Sand Dollar Beach
Zils Road

o Other accesses determined by the Board of Supervisors as appropriate for local access only.

o Access as required by policies 4.3.2 and 4.3.6.

4.2.3 Provide, encourage, and/or require provision of the following improvements at existing and future neighborhood access points, as appropriate: path improvements and maintenance, bicycle parking, recycling, garbage collection, law enforcement. (See also policy 4.3.6).

4.2.4 Discourage regional and statewide publicity for neighborhood accessways.

PROGRAM

4.2.5 When sufficient improvements have been made and provision has been made for maintenance, law enforcement, and garbage collection, post neighborhood access points only at the trailhead.

4.3 Provision of Public Access to the Shoreline

POLICIES

4.3.1 Protect access to all beaches where a high or medium likelihood of prescriptive rights has been identified (see Shoreline Access Assessment charts); protect through permit conditions such as easement dedication or continued maintenance as an accessway by a private group.

4.3.2 Vertical Access

As a condition of new development approval, require dedication of vertical access easements adequate to accommodate the intended use, if adverse environmental impacts and use conflicts can be mitigated, under the following conditions:

- a. Outside the Urban Services Line:
 - o to pocket beaches if there is no other dedicated vertical access;
 - o to long sandy beaches if there is no dedicated vertical access within one-half mile;
 - o to bluffs which are large enough and of a physical character to accommodate safety improvements, and which provide room for public use as a vista point.
- b. Within the Urban Services Line:
 - o from the first public roadway to the shoreline if there is not dedicated access within 650 feet;
 - o through properties inland of the first public roadway if there is evidence that residents have been using the property to gain access to the shoreline, and if closure of the pathway would require residents to detour more than one-eighth mile.
- c. All dedications required shall be consistent with policies 4.5.1 and 4.5.6.

4.3.3

Lateral Access

The following policies shall be applied as a condition of new development approval:

- a. No development shall be approved which would interfere with public lateral access along beaches in Live Oak and from New Brighton Beach to the Pajaro River. Where appropriate require dedication of lateral access along the beach to the first line of terrestrial vegetation to the base of the bluffs, where present, or to the base of any seawall. (Also see policy 3.3.3.)
- b. Unrestricted lateral access to North Coast beaches shall be provided where environmental and public safety concerns can be mitigated.
- c. Dedication of lateral access along bluffs where pedestrian and/or bicycle trails can be provided and where environmental and use conflict issues can be mitigated. (Also see policies 4.15.1, 4.15.2, and policy section 3.3.)

Acceptance of Dedications

4.3.4

Develop a program in conjunction with the County Department of Parks, Open Space and Cultural Services, Department of Public Works, State Department of Parks and Recreation, Coastal Conservancy, and other appropriate agencies for the acceptance offers of dedication required as conditions of coastal development permits, including but not limited to the offers of dedication listed below. Also address the improvement, maintenance, and policing of the accessways.

<u>Coastal Permit No.</u>	<u>Applicant</u>	<u>APN</u>	<u>Location</u>
P-78-153	Lone Star	58-071-01	Davenport
P-77-543	Thatcher & Thompson	26-161-20	7th Ave, Live Oak
P-77-36	Grunwald	26-271-61	7th Ave, Live Oak
P-2316	Bilcich	26-301-34	Schwan Lake, Live Oak
P-2012	Ausonio	28-201-50	Moran Lake, Live Oak
P-2241	Horn	28-191-23	Moran Lake
		thru -27	Live Oak
P-2272	County Sanitation District	28-191-21,-28 -31,-35; and 28-201-29	Moran Lake, Live Oak
P-77-1069	Brierly	43-131-08	Rio del Mar
P-79-117	King	45-022-01,-23	Trestle Beach
P-1981	Monterey Bay Academy	46-151-01	Zils Road
A-239-75	Triad/Pajaro Developers		Pajaro Dunes
P-80-302	Rivoir	28-163-03	Sunny Cove, Live Oak
P-79-616	Greenlaw-Grupe	42-152-30	Rio del Mar

4.3.5 Work with the State Department of Parks and Recreation, the Office of the Attorney General, the Coastal Commission, and the Coastal Conservancy to obtain a clear determination of existing public beach and shoreline access and ownership, where these have already been acquired by prescription.

4.3.6 Open accessways only after a public agency or private association agrees to accept responsibility for maintenance and liability of the accessway, including regular garbage collection (and recycling where feasible, see policy 4.5.2) at the trailhead, along the trail, and at the beach destination.

4.3.7 Develop vista points or overlooks with benches and railings at the end of Sunny Cove Lane and Geoffrey Drive, and at various points along East Cliff Drive including Corcoran Lagoon, Moran Lake, the west end of Pleasure Point Drive, the promenade along East Cliff Drive between 32nd and 41st Avenues, at South Palisades, and at the southern end of 41st Avenue.

Signing

4.3.8 Establish an access signing program which:

- a. Removes incorrect, misleading, and confusing signs.
- b. Develops, installs, and maintains standard signs for primary destinations and neighborhood accessways and designates appropriate locations for these signs. (Also see Visual Resources policy 6.4.1.)

PROGRAMS

- 4.3.9 Pursue all appropriate means, including negotiation, new development permit conditioning, establishment of prescriptive rights, and acquisition to ensure public access at all primary public access points and local access at all neighborhood access points (see objectives 4.0.1 and 4.0.2).
- 4.3.10 Request the state to provide that the beach up to the first line of terrestrial vegetation or the base of the bluff, where present, becomes a public right-of-way.
- 4.3.11 Develop a program in conjunction with the County Sheriff, State Highway Patrol, State Parks and other appropriate public and private agencies, to ensure provision of adequate law enforcement and supervision on beaches, beach accessways and immediate vicinity. Consider use of horses for patrolling.

4.4 Conflicts with Natural Resources Protection

POLICIES

- 4.4.1 Require the establishment of controlled public access to environmentally sensitive habitats through grants, dedications of easements or other means, including as a condition a new development approval. Open the access only for education or nature study purposes, and only when improvements and management are adequate to protect the resources.
- 4.4.2 Prohibit off-road vehicle use of shoreline accesses and beaches.
- 4.4.3 Reduce the number of trails to destinations where the present level of use is causing deterioration to sensitive habitats or serious erosion problems.

PROGRAMS

- 4.4.4 Develop a program to eliminate off-road vehicle (ORV) use of shoreline accesses and beaches. Specifically:
- a. Clearly post the destinations being used by ORV's: "ORV Use Prohibited, Chapter 10.50, Santa Cruz County Code."
 - b. Erect barriers, or as appropriate, gate mechanisms which effectively eliminate ORV access.
 - c. Establish an enforcement program with high fines and ticketing.
- 4.4.5 Develop a program to reduce the number of trails where the present use level is causing deterioration to sensitive habitats or serious erosion problems. Specifically:
- a. Concentrate access on the trail or trails not damaging to the resources.
 - b. If this alternative is not available, mitigate the access impacts through improvements and management of at least one trail, wherever possible.

c. Close or discourage use of remaining trails causing deterioration through one or more of the following:

- 1) Post restrictive, educational, or information signs. For example, "Dune Restoration Project", "Danger Poison Oak", "Please, No Access".
- 2) Mask the trail site by minor restoration.
- 3) Eliminate the trail site by major restoration.
- 4) Erect a physical barrier to entry.

4.4.6 Request the State Departments of Fish and Game and Parks and Recreation to evaluate the potential impacts of continued marine mammal population growth on north Santa Cruz County beaches and marine environments. Consider and take appropriate actions to address the potential conflicts between human and marine mammal use of the beaches.

4.5 Conflicts with Other Land Uses

POLICIES

(See policies 4.14.1 through 4.14.8 (parking) and 4.1.4.)

4.5.1 Allow property owners with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment upon private property while ensuring that beach access is protected.

4.5.2 Minimize the number of accessways through and adjacent to agricultural areas. (See policies 4.1.5, 4.1.6, 4.3.2a and the LCP shoreline access assessment). Delineate the accessways adjacent to agricultural areas, so it is clear where the public is allowed. As needed, use such methods as low barriers, fences, thorny hedges, and paving.

4.5.3 Require separation of agricultural fields and identified accessways by as much distance as practicable and:

- o buffer zones
- o elevation where practicable
- o natural vegetation where practicable
- o fencing
- o landscaping

4.5.4 Require separation of access users from aerial and highly toxic spraying, and post the hazard of aerial and highly toxic spraying. Require provision of a gate at the road and a place on the gate for pesticide spray warnings.

4.5.5 Where necessary to protect public safety, require agricultural operators with facilities adjacent to the high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, while ensuring that beach access is protected.

- 4.5.6 Allow agricultural operators with facilities adjacent to high use recreational areas and shoreline accessways to erect barriers, consistent with LCP policies, designed to discourage public encroachment while ensuring that beach access is protected.

PROGRAM

- 4.5.7 Where existing bike paths are routed through agricultural areas, post signs indicating potential hazards from pesticide spraying.

4.6 Garbage

PROGRAMS

- 4.6.1 Develop a program in conjunction with the County Department of Parks, Open Space, and Cultural Services, Department of Public Works, State Department of Parks and Recreation, CALTRANS, and other appropriate agencies to provide for the maintenance of beaches and accessways, including a recycling program. Consider the following:

- a. State funding sources.
- b. Local funding sources
 - transient occupancy tax
 - enforcement fines fund
 - parking fees

- 4.6.2 Request State, County, and local groups to upgrade the existing level of garbage collection including the provision of maintenance service to unmaintained beaches and the provision of recycling facilities.

- 4.6.3 Request Highway Patrol to increase enforcement of the law requiring vehicles carrying trash to have covers over the trash, and request that the gate operators at Santa Cruz City Dump, the County's Buena Vista Dump, and Watsonville City Dump inform all dump users that trash in vehicles must be covered during transit.

- 4.6.4 Expand efforts to reduce household dumping along roadsides:

- a. Develop programs and funding to place garbage bins in certain rural residential areas for convenient dumping.
- b. Develop programs and funding to provide collection facilities for recycling in certain rural residential areas.

- 4.6.5 Negotiate with the City of Santa Cruz to reopen the City dump to County residents.

- 4.6.6 Develop a program to provide collection facilities for recycling at primary public access.

4.7 Traffic Hazards

PROGRAM

- 4.7.1 Develop a program to address traffic hazards at all beach access points. Give priority to Waddell Creek, Scott Creek, Four-Mile Beach, and Bonny Doon Beach.

4.8 Hazardous Trails

PROGRAM

- 4.8.1 Discourage public use of access trails which are hazardous because safety improvements have not been provided or cannot be built due to physical limitations. Specifically:
- a. Close informal trails which are hazardous when an alternative safe access is available for the same beach or bluff area as shown on the LCP shoreline access maps.
 - b. When no safe access alternative is available, post as dangerous trails which pose a risk of serious bodily harm. If feasible, specify the nature of the hazard on the sign: "unstable bluff," "falling rocks," etc.

4.9 Marine and Shoreline Safety

PROGRAMS

- 4.9.1 Develop an action program to secure full-time lifeguard emergency response for appropriate beaches including on-call lifeguards, vehicles, a boat, and a boat crew.
- 4.9.2 Encourage the Monterey Bay Area Aquatic Safety Committee's work to improve interagency communication and foster aquatic safety information. Develop a program and seek State funding to accomplish the distribution of such aquatic safety information in the greater San Francisco Bay Area.
- 4.9.3 In participation with other agencies, install more surf warning signs and "no lifeguard on duty" warning signs.
- 4.9.4 Investigate and, where feasible, pursue means of providing on-duty lifeguard service at all public beaches.
- 4.9.5 Seek funding for marine and shoreline safety. Establish priorities for use of funds.

4.10 Acquisition, Development, and Management of Access

PROGRAMS

- 4.10.1 Seek funds from the State Coastal Conservancy, U.S. Land and Water Conservation Fund, and other appropriate agencies for acquisition and development of public access.

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- 4.10.2 Investigate alternative funding sources for maintenance and policing of public access, including but not limited to the following: use of the transient occupancy tax, enforcement fines fund, user fees, state funding sources. (See policy 4.6.1.)

TRANSPORTATION AND PARKING

4.11 POLICIES

Visitor-Serving Roads

- 4.11.1 Reserve capacity on the existing County road system for recreational traffic when planning for new development:

Use Level of Service C in evaluating the traffic impacts of proposed developments. Allow Level of Service D on major recreational access routes during periods of peak recreational traffic such as weekends.

- 4.11.2 When preparing the County's annual transportation improvement program, give priority consideration to improvements to major visitor-serving roads.

- 4.11.3 Fund road improvements for recreational travel corridors as much as possible with state and federal rather than local funds in recognition of the statewide and national interest in the County's recreational resources.

- 4.11.4 Consider recreational traffic when designing street improvements based on specific data developed in traffic surveys.

Use Level of Service C as design criteria for the development of roads.

4.12 POLICIES

Mass Transit

- 4.12.1 Require new recreation and visitor-serving development to support special recreation transit service where appropriate, including but not limited to construction of bus turnouts and shelters, parking spaces for buses and shuttle service, and bus passes for employees.

- 4.12.2 Require transit and bus parking facilities to be provided at all major hotel, motel, convention, and other tourist-serving areas in conjunction with development approvals. Work closely with the transit district to schedule and route buses for maximum coastal access. Monitor these routes to maximize transit ridership in coastal areas.

PROGRAMS

- 4.12.3 Develop coordinated transit marketing efforts with the transit district, hotels, motels, restaurants, convention facilities, the University, and local merchants. Request recreation oriented sites and developments to include publicity and scheduling information for transit use in their advertising.

- 4.12.4 Develop programs and funding which facilitate transit use by providing intermodal transportation or monetary savings such as the bicycle racks on buses and bus pass programs of the Santa Cruz Metropolitan Transit District.
- 4.12.5 Request coordinated operations and use of transit facilities by local transit and inter-County carriers.
- 4.12.6 Develop recreational transit services and funding in conjunction with local transit and inter-County carriers, such as park and ride facilities or beach shuttle to recreation areas. Consider any existing large parking areas, such as the Cabrillo College parking lots, as potential park and ride parking facilities.
- 4.12.7 Promote and encourage special recreation oriented transit routes such as the "Elephant Seal Express."

4.13
POLICIES

Rail

- 4.13.1 Consider the potential for rail use during the review of all new developments.
- 4.13.2 Require that the design of new development near existing rail lines minimize the impact of existing and potential rail system noise.

PROGRAMS

- 4.13.3 Update the study of rail passenger service to include the consideration of service to all portions of Santa Cruz County, as necessary to reflect changes in energy costs, local policy, and environmental concerns. Emphasis should be placed on study of service between Santa Cruz and Watsonville.
- 4.13.4 Support the addition of a passenger stop at Watsonville Junction for Amtrak's coast route trains.
- 4.13.5 Support the reinstatement of a rail link from the San Francisco Bay Area to Santa Cruz and Monterey around the Santa Cruz Mountains and through the Watsonville Junction.

4.14
POLICY

Parking

- 4.14.1 Require new recreation and visitor-serving developments in the Coastal Zone to support alternative forms of transportation to the beaches, e.g., bikes, small scale shuttle service.

PROGRAMS

- 4.14.2 Provide vehicular access to the beach area in Live Oak, particularly in the area between the Yacht Harbor and 17th Avenue by improving public parking at the following locations:

- a. 21st and East Cliff, adjacent to Corcoran Lagoon,
- b. Schwan Lake,
- c. Moran Lake,
- d. lower end of 41st Avenue, and
- e. corner of 7th Avenue and Bonnie,
- f. investigate acquisition of property along East Cliff Drive between 13th Avenue and 14th Avenue.
- g. other areas near or adjacent to publicly used beaches.

4.14.3 Improve existing parking areas through the use of fencing, striping, landscaping, bike racks, and safety improvements, provide safe stairways for beach access as part of the LCP program to upgrade vehicular parking.

4.14.4 Include designated parking areas within the Coastal Zone in capital improvement programs for the County.

4.14.5 Acquire and/or gain use rights for suitable property for designated off roadway parking at locations designated for beach access to primary destinations.

4.14.6 Provide access controls and improve parking facilities at existing pullout parking locations where right-of-way can be obtained, and when improvements have been made, prohibit parking on the shoulder of the highway.

4.14.7 Develop alternative transportation programs and funding which provide coastal access.

4.14.8 Improve bus turnouts, including no parking signs and enforcement, along Highway 1 and encourage increased regular bus service in lieu of park and ride or shuttle service in the non-urbanized coastal area.

4.15 POLICIES

Bicycle Use

4.15.1 Require new developments located along the designated Bikeway System to provide their share of the planned bicycle route, including rights-of-way and construction.

4.15.2 Require that all new commercial and institutional developments provide bicycle security facilities for use by patrons and/or employees. These parking facilities should be provided at a level in line with the adopted County goal of 10% bicycle travel.

4.15.3 Require that all new motels, hotels, horizontal hotels, and other facilities providing visitor lodging provide bicycles for use by their patrons.

PROGRAMS

4.15.4 Review and update annually the General Plan's designated Bikeway Plan of commuting and recreational bicycle routes connecting work, shopping, educational, residential, and recreational areas.

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- 4.15.5 GP Pursue additional state and federal funding for the Bikeway System, including funding to initiate a program to pay for placement of bicycle parking facilities by public and private agencies.
 - 4.15.6 GP Provide secure bicycle parking in conjunction with the development of transit shelters.
 - 4.15.7 Provide bicycle parking stands (facilities) at all primary public access points and at appropriate neighborhood access points.
 - 4.15.8 Provide bicycles at nominal daily rental fees, as part of ongoing County transportation programs, in conjunction with established park-and-ride beach shuttle parking services.
 - 4.15.9 Provide for safe bicycle travel along the coastal corridor by developing a coordinated, continuous bicycle route parallel to the shoreline.
 - 4.15.10 Post and stripe coastline roads in a manner designed to discourage parked cars from creating hazards for moving bicyclists.
 - 4.15.11 Request the State of California and the County of Santa Clara to provide a safe bicycle route between the town of Los Gatos and Santa Cruz County.
 - 4.15.12 Provide bicycle lanes or widen shoulders along certain coastal roadways:
 - a. San Andreas Road (State Route 1 to Beach Road);
 - b. Beach Road (Palm Beach to Watsonville);
 - c. McGregor Drive (Park Avenue to State Park Drive);
 - d. Sumner Avenue (Rio del Mar Boulevard to Seascape Boulevard, beach parking south of Clubhouse Drive to be preserved, bike lane to be developed on shoulder if possible).
 - 4.15.13 Request private and public transit companies' carriers connecting the coastal area with the Santa Clara Valley to provide bicycle carrying services.
 - 4.15.14 Improve and complete recreational bicycle/pedestrian loops in the South County coastal area:
 - a. Complete Watsonville-Pajaro dunes-Sunset Beach bicycle route loop.
 - b. Extend and link, as much as feasible, New Brighton Beach, Potbelly Beach, and Los Olas Roads.

4.16 POLICIES

Trails

General

- 4.16.1 Establish a system of hiking and bicycle trails and bridges which provides access to and connects the various parks, recreation areas, riparian corridors, beaches, and urban areas. For example, develop trails to link Nisene Marks State Park with Seacliff State Beach. Link the County trail system between the state parks and provide a lateral trail route along the coast.

4.16.2 Designate generalized trail corridors on the LCP Land Use Map to indicate areas to be considered for specific trail routes.

4.16.3 Require public dedication of trail easements of sufficient width to accommodate trails and to protect adjacent uses and habitats in new development projects located within mapped trail corridors or along adopted trail routes, consistent with policies 4.16.1 and 4.16.4.

PROGRAMS

4.16.4 Locate, design and develop trails so as to minimize the impact on the areas through which they travel. Trails should fit the contour of the land; brush removal and/or grading should be minimal or nonexistent, and access should be controlled where necessary. Prohibit the use of motorized vehicles on trails, and discourage their use by installation of effective barriers at the trailhead.

4.16.5 Pursue use of Southern Pacific right-of-way for bicycle and horse trail use as well as other modes of travel. Acquire rail rights-of-way in event of abandonment by Southern Pacific.

4.16.6 Utilize existing publicly owned land such as levees, fire trails, reservoirs, powerline, and other public utility easements where possible to implement the trail system.

4.16.7 Provide trail surfacing and bridge underpasses along levees to provide for public access and use.

4.16.8 Obtain trail easements by encouraging private donation of land for easements and by public purchase where required, for critical segments.

4.16.9 Use ridgelines, riparian corridors, and the perimeter of coastal wetlands and sloughs, where feasible, for trail routes, and in these areas minimize improvements. Develop specific criteria for appropriate setbacks for each project. Within urban areas require trail easement dedication within the specified 50 foot buffer areas adjacent to riparian corridors and wetlands, or within the riparian corridor.

4.16.10 Utilize roadside betterment funds in the development of bicycle and pedestrian and where appropriate, equestrian trails apart from vehicular ways. Construct separate equestrian trails located off the pavement and separated from traffic by an appropriate distance when trail routes are located along roadways. Include trail construction in all road development projects on designated trail routes.

4.16.11 Develop links between the County and state trail systems in coordination with the State Department of Parks and Recreation.

POLICIES

Equestrian Trails

- 4.16.12 Allow equestrian access to the beaches where conflicts with other beach usage can be resolved. Request state parks to provide equestrian access at selected rural beaches, with consideration of allowing such usage at certain times (e.g. only on weekdays or only in the early morning).
- 4.16.13 Where use conflicts and potential impacts can be resolved, establish equestrian trails which provide access to designated parks, recreation areas, riparian corridors, and beaches where equestrian uses are permitted.

SHORELINE ACCESS CHARTS AND MAPS

The following maps designate Primary Public Access and Neighborhood Access points; the charts contain the shoreline access assessment. Detailed information about each assessment category is contained in the Shoreline Access Assessment Definitions and Methodology, following. The key chart, p. , is a summary of this information which will assist in ready interpretation of the charts.




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SHORELINE ACCESS ASSESSMENT DEFINITIONS AND METHODOLOGY

TRAIL NUMBER

Within each destination sub-area, trails to the water's edge are numbered north to south, followed by the blufftop trails for that area numbered north to south.

TYPE

- Water's Edge:  Existing trail leads to water's edge.
-  Access along shoreline, from adjacent water's edge destination. Included only if:
- a) it is the only access to a destination sub-area;
 - or
 - b) all other trails are difficult or hazardous.
-  Several trails close together

- Blufftop:  Trail to blufftop destination without existing access to water's edge.

TRAIL

Length

- S = Short: Less than 250 feet across and less than 10 feet down to shoreline destination.
- M = Medium: Between 250 feet and 1/4 mile across and/or between 10 and 50 feet down to shoreline destination
- L = Long: More than 1/2 mile across and/or more than 50 feet down to shoreline destination

Ease of Access


- Wheelchair:: Level, unobstructed; easily accessible to persons in wheel-chairs and others for whom walking may be difficult.
- Easy: Easily accessible.
- Difficult: Accessible with difficulty, but without risk of bodily harm.
- Hazardous: Accessible with some risk of bodily harm.


Environmental Sensitivity

Fragile Resources

Evaluation by consulting biologist of presence of sensitive habitat areas and their fragility:




☐ None

 At least one sensitive habitat type present which is moderately fragile.

 At least one sensitive habitat type present which is very fragile.

Threat/Damage

Evaluation by consulting biologist of existing damage and threat of damage to fragile resource areas:




-  none
-  Partially damaged by use/moderate threat of damage
-  Severely damaged by use/high threat of damage

Environmental sensitivity information for blufftop destinations and trails along the shoreline between water's edge destinations is shown only in the destination columns.




DESTINATION CHARACTERISTICS

Size




Length 100/1000 yards

-  < 100 yards
-  100 to 1000 yards
-  > 1000 yards

Width 10/25 yards










-  < 10 yards
-  10 to 25 yards
-  > 25 yards

Beach Type

-  Sandy
-  Rocky
-  Temporal: A beach existing only during a certain time of year, depending on tides and littoral sandflow. Usually sandy pocket beaches present during the summer and receding winter storms; sometimes rocky beaches.

Beach Background Type

Describes the setting around the beach:

- | | |
|---|---|
|  bluff/cliff |  residential |
|  marsh |  commercial |
|  dunes |  riprap |
|  road |  lagoon |
|  river | |

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Protection From Exposure

Evaluates the level of protection from open sea and wind, based on field observations:

H = Highly protected
M = Moderately protected
L = Little or no protection

Level of Use


Rates intensity of beach use based on average persons per acre. Based on the 1976 Beach Use Study, a series of aerial photographs taken of the entire coastline on each of four days in August, 1976, between two and three o'clock in the afternoon.


H = High
M = Moderate
L = Low


Unique/Special Interest


- *** = Has unique features such as seal rookery, dramatic rock forms, etc.
** = Of special interest, but occurring more frequently.
* = Of interest but no special features.
△ = Of special interest because of view from destination.

Hazards

 Existing hazards

 No hazards

Marine:  Dangerous to swimmers (e.g., riptides, undertows) or dangerous to beach users (e.g., can be trapped by high tides).

Geologic:  Dangerous to trail or beach users (e.g., falling rocks, loose/unstable cliffs).

Manmade: +++ trail crosses railroad tracks
xxx trail crosses riprap

Environmental Sensitivity

Same as under TRAIL.

MANAGEMENT CONSIDERATIONS


Activities


S = sunbathing
Sw = swimming
Su = surfing
F = fishing


D = diving
HG = hang gliding
E = equestrian
X = other (e.g., viewing,
photography)

Adjacent Land Use


Describes land use adjacent to trail and/or destination:

 agriculture


 residential

 railroad tracks


 commercial

 State Beach/campground

 riprap

 vacant

Conflict


 no conflict


 conflict, defined as follows:


residential: allows less than five feet separation between existing houses and trail and/or less than ten yards separation between existing house and shoreline destination.

agricultural: access trail/destination adjacent to unfenced agricultural land


Ownership


 public ownership


 combined public/private ownership

 private ownership

Access Restrictions

 Public access restriction at trailhead, on trail or at destination such as no trespass signs, gates, etc.

 Public access limited, for example, to members of a sports club

 No such restrictions

Prescriptive Rights

Evaluates the likelihood of establishing prescriptive rights based on a study of aerial photographs from 1970, 1963, 1956 and 1948. Trails over private property noted in the 1979 Shoreline Access Survey were first marked on maps; these were compared to the 1970 aerials, marking all visible trails whether or not they were still existent in 1979. This same procedure was then followed for the preceding years: 1963, 1956 and 1948.

- h** = High likelihood of establishing prescriptive rights: trail is visible on aerials from three or four years.
- m** = Moderate likelihood: trail is visible two years.
- l** = Low likelihood: trail is visible on aerial photo from only one year.
- =** = None: trail does not show up on any aerial photos.
- = Information not available (e.g., poor photos, public ownership).

Parking

Amount: Range of the number of existing off-street parking spaces, including lots and pullouts (see below): 1-15, 16-50, 51-100, 101+

Type: **P** = Pullout. Directly adjacent to road or highway; access is not controlled. Allows room for circulation within pullout area.

L = Lot Controlled access parking area.

Problems:

Insufficient:



The parking demand was estimated by using the 1976 Beach Use Study done by the Planning Department, in which the number of persons on the beach were counted. By assuming that every two individuals on the beach represent a parked vehicle, an instantaneous parking demand may be estimated. This figure is high for two reasons: It does not consider beach users arriving by means other than automobile, and traditionally, weekend vehicle occupancy rates for recreation purposes range from 2.2 to 3 persons per vehicle. However, it is preferable to estimate the demand conservatively (on the high side) to attempt to provide for peak demand times such as occur on very hot weekends and summer holidays.

The effectiveness of off-street parking in meeting the demand may be estimated by describing the service area of each available parking space or group of spaces. It is assumed that people will walk 1/2 mile from their car to a location on the beach. This is used as a conservative estimate of the service area of a parking spot. The parking availability and the parking demand are compared to identify whether a parking shortage or reserve exists.

- Parking shortage

+ Parking reserve

Traffic Hazards:

-  pedestrian: e.g., must cross busy street or highway to go from parking area to destination
-  vehicle: e.g., danger to vehicles entering or exiting from parking area, such as blind curves, fast-moving traffic







Impacted Neighborhood:

Assesses impact on neighborhoods of beach use traffic and parking; information is from staff transportation planner

- ☒ heavily impacted neighborhood
- ☐ impacted neighborhood
- ☐ no impact

Improvements




Existing improvements at trailhead, on trail, or at destination.

-  restrooms
-  handrail
-  garbage cans
-  bench
-  stairs
-  safety sign (such as warning of dangerous waters)

Environmental Sensitivity

Erosion

Evaluates the existing/potential erosion problems based on staff geologist's analysis and shoreline access study field observations. Staff geologist determined that all places on the Santa Cruz County shoreline have at least moderate erosion potential.

-  moderate existing/potential erosion problems
-  high
-  very high

Need for Resource Protection

Consulting biologist's evaluation of management measures necessary to protect fragile resources:

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- ☐ No need for resource protection
 - ☒ Access allowable if designed to mitigate impacts
 - ☒ Discourage access, difficult to mitigate impacts; provision only for supervised groups (e.g., educational)
 - ☒ Recommended closure

Note: There are some trails and/or destinations which have moderate or high ratings for fragile resources and threat/damage but no recommended need for resource protection; these were not significant enough to warrant mitigation measures.

Potential for Increased Use

Evaluates potential for increase in public use after improvements based on resource characteristics existing ease of access and level of use, environmental constraints and level of improvement required.

h = High potential

m = Moderate potential

l = Low potential

X = Resource protection requires minimum access

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 181. **Figure 173**
 182. **Figure 174**
 183. **Figure 175**
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 186. **Figure 178**
 187. **Figure 179**
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 189. **Figure 181**
 190. **Figure 182**
 191. **Figure 183**
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 202. **Figure 194**
 203. **Figure 195**
 204. **Figure 196**
 205. **Figure 197**
 206. **Figure 198**
 207. **Figure 199**
 208. **Figure 200**
 209. **Figure 201**
 210. **Figure 202**
 211. **Figure 203**
 212. **Figure 204**
 213. **Figure 205**
 214. **Figure 206**
 215. **Figure 207**
 216. **Figure 208**
 217. **Figure 209**

Key to the Assessment Charts

LEGEND



PRIMARY PUBLIC ACCESS



NEIGHBORHOOD ACCESS

1. Waddell Bluffs



2. Waddell Creek Beach



3. Waddell Creek to Greyhound Rock

Hang Gliding Area



4. Greyhound Rock

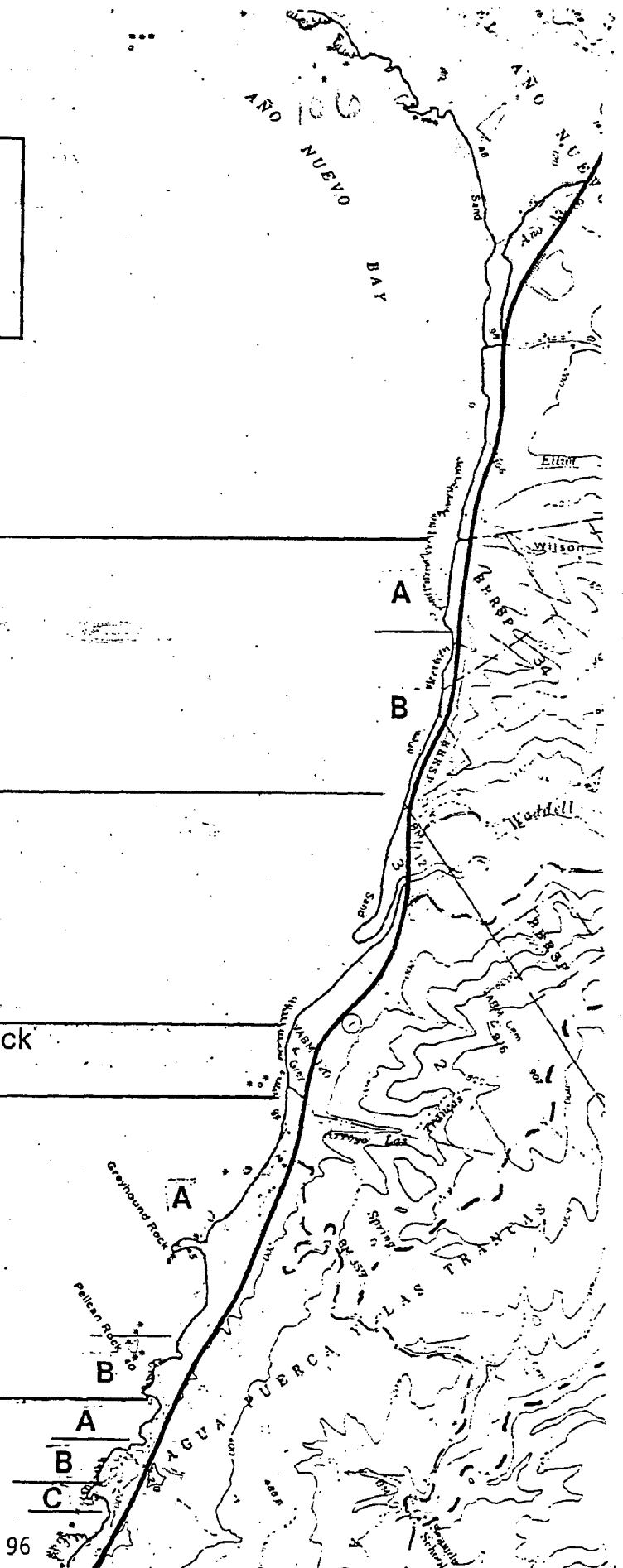
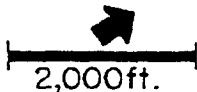


Pelican Rock

Pelican Rock bluff

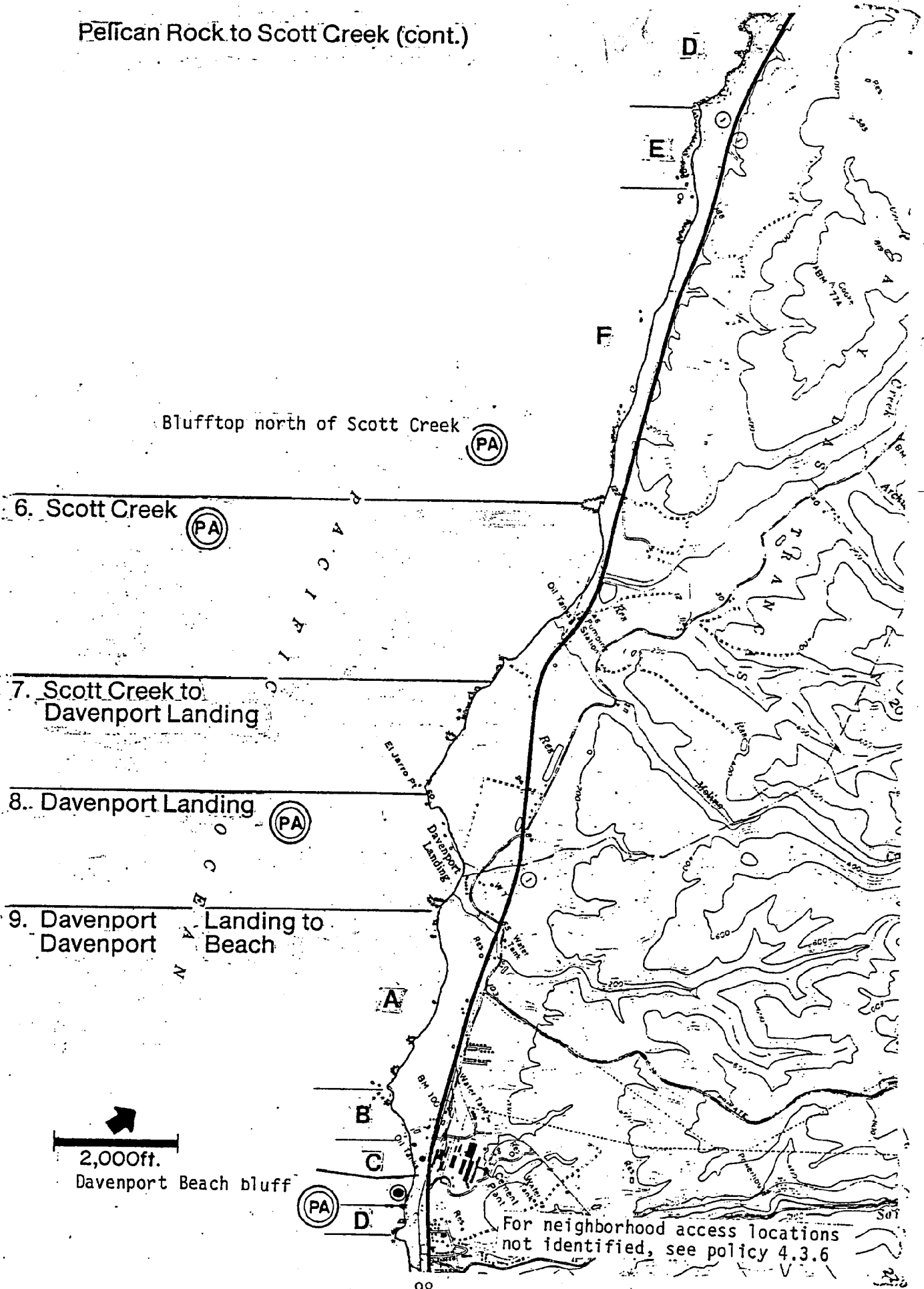


5. Pelican Rock to Scott Creek



DESTINATION		TRAIL		DESTINATION CHARACTERISTICS		MANAGEMENT CONSIDERATIONS	
	TYPE						
1 Waddell Bluffs	A	TRAIL NO.	1	ENV. SENS.	THREAT/DAMAGE	ENV. SENS.	POTENTIAL FOR INCREASED USE
		WATER'S EDGE	2	ENV. SENS.	FRAGILE RESOURCES	ENV. SENS.	NEED FOR RESOURCE PROTECTION
			3	HAZARDS	MANMADE	ENV. SENS.	EROSION
			4	HAZARDS	GEOLOGIC	IMPROVEMENTS	
			5	HAZARDS	MARINE	PARKING PROBS.	IMPACTED NEIGHBORHOOD
			6	UNIQUE/SPECIAL INTEREST		TRAFFIC HAZARDS	
			7	LEVEL OF USE		INSUFFICIENT	
			8	PROTECTION FROM EXPOSURE		TYPE	
			9	BEACH BACKGROUND TYPE		AMOUNT	
			10	BEACH TYPE		PRESCRIPTIVE RIGHTS	
			11	SIZE		ACCESS RESTRICTION	
			12	W		OWNERSHIP	
		2 Waddell Creek Beach	B	TRAIL NO.	1	ENV. SENS.	THREAT/DAMAGE
WATER'S EDGE	2			ENV. SENS.	FRAGILE RESOURCES	ENV. SENS.	NEED FOR RESOURCE PROTECTION
	3			HAZARDS	MANMADE	ENV. SENS.	EROSION
	4			HAZARDS	GEOLOGIC	IMPROVEMENTS	
	5			HAZARDS	MARINE	PARKING PROBS.	IMPACTED NEIGHBORHOOD
	6			UNIQUE/SPECIAL INTEREST		TRAFFIC HAZARDS	
	7			LEVEL OF USE		INSUFFICIENT	
	8			PROTECTION FROM EXPOSURE		TYPE	
	9			BEACH BACKGROUND TYPE		AMOUNT	
	10			BEACH TYPE		PRESCRIPTIVE RIGHTS	
	11			SIZE		ACCESS RESTRICTION	
	12			W		OWNERSHIP	
3 Waddell Creek to Greyhound Rock	A			TRAIL NO.	1	ENV. SENS.	THREAT/DAMAGE
		WATER'S EDGE	2	ENV. SENS.	FRAGILE RESOURCES	ENV. SENS.	NEED FOR RESOURCE PROTECTION
			3	HAZARDS	MANMADE	ENV. SENS.	EROSION
			4	HAZARDS	GEOLOGIC	IMPROVEMENTS	
			5	HAZARDS	MARINE	PARKING PROBS.	IMPACTED NEIGHBORHOOD
			6	UNIQUE/SPECIAL INTEREST		TRAFFIC HAZARDS	
			7	LEVEL OF USE		INSUFFICIENT	
			8	PROTECTION FROM EXPOSURE		TYPE	
			9	BEACH BACKGROUND TYPE		AMOUNT	
			10	BEACH TYPE		PRESCRIPTIVE RIGHTS	
			11	SIZE		ACCESS RESTRICTION	
			12	W		OWNERSHIP	
		4 Greyhound Rock	B	TRAIL NO.	1	ENV. SENS.	THREAT/DAMAGE
WATER'S EDGE	2			ENV. SENS.	FRAGILE RESOURCES	ENV. SENS.	NEED FOR RESOURCE PROTECTION
	3			HAZARDS	MANMADE	ENV. SENS.	EROSION
	4			HAZARDS	GEOLOGIC	IMPROVEMENTS	
	5			HAZARDS	MARINE	PARKING PROBS.	IMPACTED NEIGHBORHOOD
	6			UNIQUE/SPECIAL INTEREST		TRAFFIC HAZARDS	
	7			LEVEL OF USE		INSUFFICIENT	
	8			PROTECTION FROM EXPOSURE		TYPE	
	9			BEACH BACKGROUND TYPE		AMOUNT	
	10			BEACH TYPE		PRESCRIPTIVE RIGHTS	
	11			SIZE		ACCESS RESTRICTION	
	12			W		OWNERSHIP	
5 Pelican Rock	C			TRAIL NO.	1	ENV. SENS.	THREAT/DAMAGE
		WATER'S EDGE	2	ENV. SENS.	FRAGILE RESOURCES	ENV. SENS.	NEED FOR RESOURCE PROTECTION
			3	HAZARDS	MANMADE	ENV. SENS.	EROSION
			4	HAZARDS	GEOLOGIC	IMPROVEMENTS	
			5	HAZARDS	MARINE	PARKING PROBS.	IMPACTED NEIGHBORHOOD
			6	UNIQUE/SPECIAL INTEREST		TRAFFIC HAZARDS	
			7	LEVEL OF USE		INSUFFICIENT	
			8	PROTECTION FROM EXPOSURE		TYPE	
			9	BEACH BACKGROUND TYPE		AMOUNT	
			10	BEACH TYPE		PRESCRIPTIVE RIGHTS	
			11	SIZE		ACCESS RESTRICTION	
			12	W		OWNERSHIP	
		6 Pelican Rock to Scott Creek	D	TRAIL NO.	1	ENV. SENS.	THREAT/DAMAGE
WATER'S EDGE	2			ENV. SENS.	FRAGILE RESOURCES	ENV. SENS.	NEED FOR RESOURCE PROTECTION
	3			HAZARDS	MANMADE	ENV. SENS.	EROSION
	4			HAZARDS	GEOLOGIC	IMPROVEMENTS	
	5			HAZARDS	MARINE	PARKING PROBS.	IMPACTED NEIGHBORHOOD
	6			UNIQUE/SPECIAL INTEREST		TRAFFIC HAZARDS	
	7			LEVEL OF USE		INSUFFICIENT	
	8			PROTECTION FROM EXPOSURE		TYPE	
	9			BEACH BACKGROUND TYPE		AMOUNT	
	10			BEACH TYPE		PRESCRIPTIVE RIGHTS	
	11			SIZE		ACCESS RESTRICTION	
	12			W		OWNERSHIP	

Pelican Rock to Scott Creek (cont.)



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10. Davenport Beach

11. Davenport Beach to
Bonny Doon Beach

Half Dome Beach

12. Bonny Doon Beach

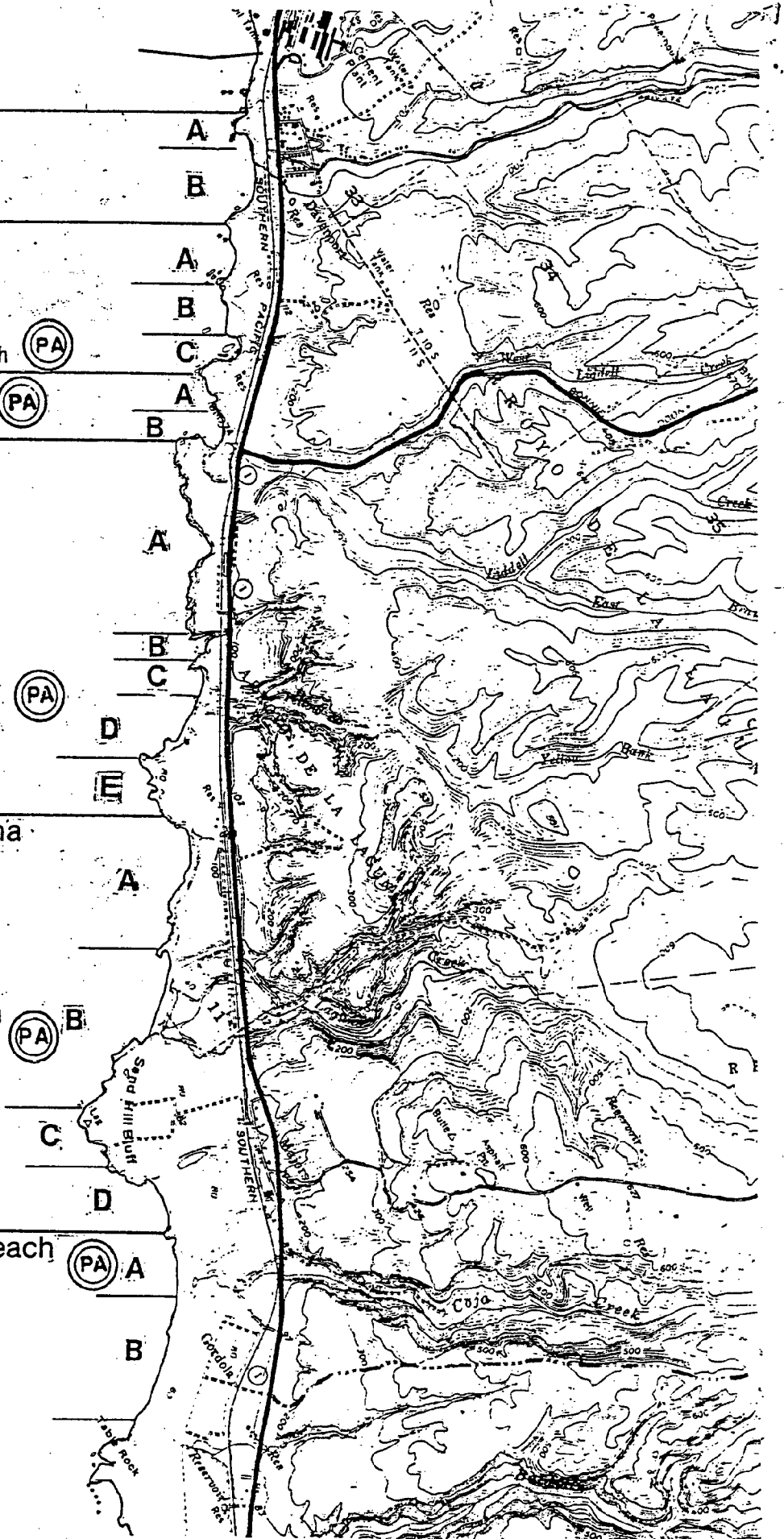
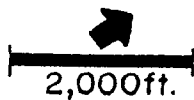
13. Yellowbank

14. Yellowbank to Laguna
Creek Beach

Laguna Creek Beach

Sand Hill Bluff

15. Red, White, & Blue Beach



ASSESSMENT OF ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION			TRAIL		DESTINATION CHARACTERISTICS				MANAGEMENT CONSIDERATIONS			
	SUB-AREA	TRAIL NO.	TYPE		ENV. SENS.	HAZARDOUS	DIFFICULT	EASY	WHEELCHAIR	LENGTH	BLUFF TOP	WATERS EDGE
11	Davenport Beach to Bonny Doon Beach (Cont.)	1	B									
		2	C									
		3	C									
		4	D									
		5	D									
		6	D									
		7	D									
		8	D									
		9	D									
		10	D									
		11	D									
		12	D									
12	Bonny Doon Beach	1	A									
		2	A									
		3	B									
		4	B									
		5	B									
		6	B									
		7	B									
		8	B									
		9	B									
		10	B									
		11	B									
		12	B									
13	Yellowbank	1	A									
		2	B									
		3	C									
		4	D									
		5	D									
		6	D									
		7	D									
		8	D									
		9	D									
		10	D									
		11	D									
		12	D									

ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION	TYPE	TRAIL				DESTINATION CHARACTERISTICS				MANAGEMENT CONSIDERATIONS			
		SUB-AREA	TRAIL NO.	WATERS EDGE	BLUFF TOP	LENGTH	WHEELCHAIR	EASY	DIFFICULT	HAZARDOUS	ENV. SENS.	THREAT/DAMAGE	FRAGILE RESOURCES
13 Yellowbank (Cont.)		D	4			M							
			1			M							
			2			L							
			3			L							
14 Yellowbank to Laguna Creek Beach		A	4			L							
			1			L							
			2			L							
			3			M							
			4			M							
Laguna Creek Beach		B	5			L							
			1			L							
			2			L							
			3			L							
			4			L							
Sand Hill Bluff		C	5			L							
			1			L							
			2			L							
			1			L							
			1			L							
Red, White, Blue		D	2			L							
			1			L							
			2			L							
			3			L							
			4			L							
Red, White, Blue		E	4			L							
			1			L							
			2			L							
			3			L							
			4			L							
Red, White, Blue to Four-Mile		A	1			L							
			2			L							
			1			L							
			2			L							
			3			L							

ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL		DESTINATION CHARACTERISTICS					MANAGEMENT CONSIDERATIONS																			
SUB-AREA	TRAIL NO.		ENV. SENS.	HAZARDOUS	THREAT / DAMAGE	FRAGILE RESOURCES	HAZDS.	ENV. SENS.	THREAT / DAMAGE	FRAGILE RESOURCES	ACTIVITIES	ADJ. LAND	OWNERSHIP	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	AMOUNT	TYPE	INSUFFICIENT	TRAFFIC HAZARDS	IMPACTED NEIGHBORHOOD	PROBS.	IMPROVEMENTS	EROSION	NEED FOR RESOURCE PROTECTION	POTENTIAL FOR INCREASED USE				
16	Red, White, Blue to Four-Mile (Cont.)	B	1																										
			2																										
		C	1																										
			2																										
			3																										
			4																										
			5																										
			6																										
			7																										
			8																										
17	Four-Mile		9																										
			10																										
			11																										
			12																										
			13																										
			14																										
			15																										
			16																										
			17																										
			18																										
18	Four-Mile to Needle Rock Point	A	1																										
			2																										
		B	3																										
			4																										
			5																										
			6																										
			7																										
			8																										
		19	Needle Rock Point to Wilder Beach	A	1																								
					2																								
B	3																												
	4																												
	5																												
	6																												
	7																												
	8																												
	9																												
	10																												

16. Red, White & Blue
to Four-Mile

A

B

C

17. Four-Mile Beach



18. Four-Mile to
Needle Rock Point

A

B

19. Needle Rock Point to
Wilder Beach

A

B

C

D

E

F

20. Wilder Beach

21. Wilder Beach to Terrace Point

A

B

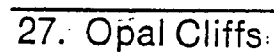
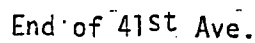
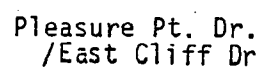
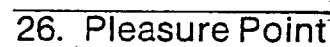
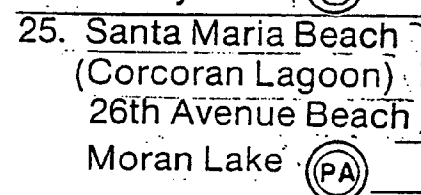
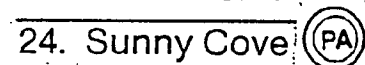
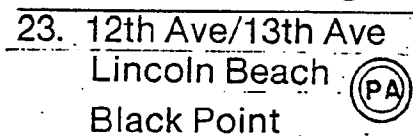
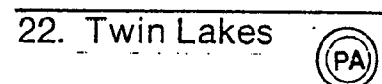
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D



ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TRAIL	DESTINATION CHARACTERISTICS		MANAGEMENT CONSIDERATIONS	
SUB-AREA	TRAIL NO.	TYPE	ENV. SENS.	HAZARDS	ADJ. LAND	ACTIVITIES
19	Needle Rock Point to Wilder Beach (Cont.)	BLUFF TOP	THREAT/DAMAGE	FRAGILE RESOURCES	CONFLICT	POTENTIAL FOR INCREASED USE
20	Wilder Beach	WATER'S EDGE	THREAT/DAMAGE	FRAGILE RESOURCES	USE	IMPROVEMENTS
21	Wilder Beach to Terrace Point	TRAIL NO.	THREAT/DAMAGE	FRAGILE RESOURCES	PARKING	ACCESS RESTRICTION



● For Live Oak area neighborhood access, see following map

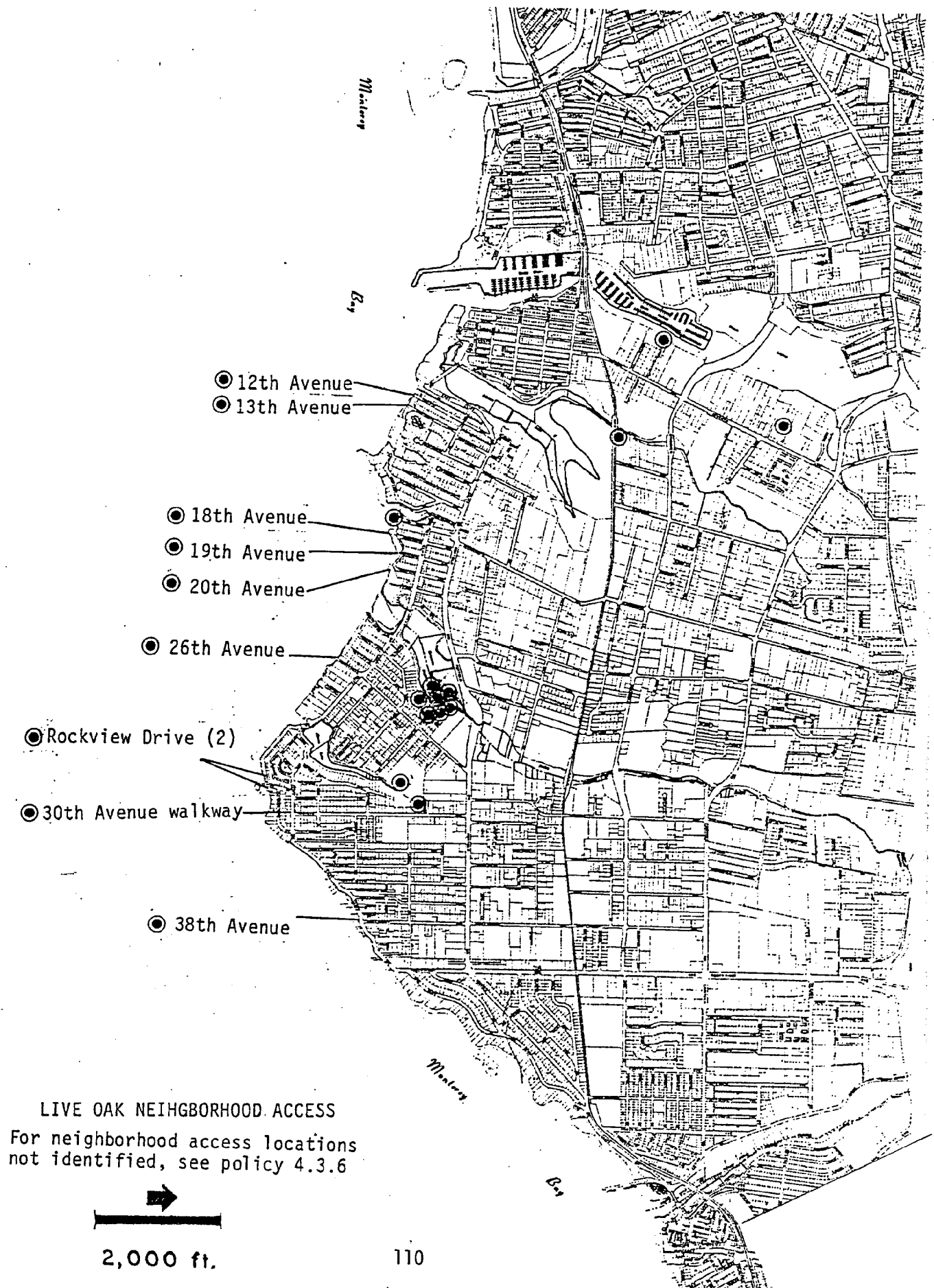
ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TYPE	TRAIL		DESTINATION CHARACTERISTICS				MANAGEMENT CONSIDERATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
SUB-AREA	TRAIL NO.		WATER'S EDGE	LENGTH	WHEELCHAIR	EASY	DIFFICULT	HAZARDOUS	ENV. SENS.	THREAT/DAMAGE	FRAGILE RESOURCES	HAZDS.	MANMADE	GEOLOGIC	MARINE	UNIQUE/SPECIAL INTEREST	LEVEL OF USE	PROTECTION FROM EXPOSURE	BEACH BACKGROUND TYPE	BEACH TYPE	SIZE	W	L	10 / 25 YDS.	100 / 1000 YDS.	ADJ. LAND	CONFLICT	USE	OWNERSHIP	TRAIL	DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	AMOUNT	TYPE	INSUFFICIENT	TRAFFIC HAZARDS	IMPACTED NEIGHBORHOOD	PROBS.	IMPROVEMENTS	EROSION	NEED FOR RESOURCE PROTECTION	ENV. SENS.	POTENTIAL FOR INCREASED USE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TRAIL		DESTINATION CHARACTERISTICS		MANAGEMENT CONSIDERATIONS	
SUB-AREA	TYPE	TRAIL NO.	ENV. SENS.	HAZARDS	ENV. SENS.	ADJ. LAND	PARKING
Opal Cliffs (Cont.)	BLUFF TOP						
	WATER'S EDGE						



121

28. Potbelly Beach

29. Las Olas

30. N End Seacliff to Cement Ship

● Oakdale Drive

● Beachgate Way

31. Cement Ship to Aptos Creek

32. Rio Del Mar

33. End of Beach Drive

● Hidden Beach

● Via Gaviota

Seascāpe

● Via Palo Alto

● Seascāpe arroyos (3)



For neighborhood access locations
not identified, see policy 4.3.6

112

ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TRAIL		DESTINATION CHARACTERISTICS						MANAGEMENT CONSIDERATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
SUB-AREA	TRAIL NO.	TYPE	LENGTH	WHEELCHAIR	EASY	DIFFICULT	HAZARDOUS	ENV. SENS.		UNIQUE / SPECIAL INTEREST	BEACH TYPE	BEACH BACKGROUND TYPE	PROTECTION FROM EXPOSURE	LEVEL OF USE	HAZDS.	ENV. SENS.		ADJ. LAND	OWNERSHIP	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	AMOUNT	TYPE	INSUFFICIENT	TRAFFIC HAZARDS	IMPACTED NEIGHBORHOOD	IMPROVEMENTS	EROSION	ENV. SENS.		POTENTIAL FOR INCREASED USE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
								W	L							THREAT / DAMAGE	FRAGILE RESOURCES												CONFLICT	USE		THREAT / DAMAGE	FRAGILE RESOURCES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
28 Potbelly Beach	1	A	L							*			m	m																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									

ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION	TYPE	TRAIL				DESTINATION CHARACTERISTICS				MANAGEMENT CONSIDERATIONS			
		SUB-AREA	TRAIL NO.	WATER'S EDGE	BLUFF TOP	LENGTH	WHEELCHAIR	EASY	DIFFICULT	HAZARDOUS	ENV. SENS.	FRAGILE RESOURCES	THREAT / DAMAGE
N End Seacliff - to Cement Ship (Cont.)	B		1			L							
			2			L							
			3			L							
			4			L							
			5			S							
Cement Ship to Aptos Creek			1			L							
			2			M							
			3			M							
			4			S							
			5			S							
			6			S							
			7			S							
			8			S							
			9			S							
			10			S							
			11			M							
			12			S							
Rio del Mar			1			S							
			2			S							
			3			S							
			4			S							
			5			S							
			6			S							
			7			S							
			8			S							
			9			S							
			10			S							
			11			S							
			12			S							
			13			S							
			14			S							
			15			S							
			16			S							
			17			L							
			18			L							
			19			S							

ASSESSMENT OF ACCESS TRAILS AND SHORELINE DESTINATIONS

DESTINATION		TRAIL		DESTINATION CHARACTERISTICS										MANAGEMENT CONSIDERATIONS													
TYPE		LENGTH		WHEELCHAIR		EASY		DIFFICULT		HAZARDOUS		ENV. SENS.		THREAT/DAMAGE		FRAGILE RESOURCES		BLUFF TOP		WATER'S EDGE		TRAIL NO.		SUB-AREA			
								</																			

DESTINATION	TRAIL	DESTINATION CHARACTERISTICS	MANAGEMENT CONSIDERATIONS					
			TYPE					
Seascape (Cont.)	BLUFF TOP	WATER'S EDGE	TRAIL NO.	POTENTIAL FOR INCREASED USE	E-EE E h EEEEEEE h EEEE h EEEEEEE			
				ENV. SENS.	NEED FOR RESOURCE PROTECTION			
	SUB-AREA				EROSION			
					IMPROVEMENTS			
	PARKING	PROBS.	IMPACTED NEIGHBORHOOD					
							TRAFFIC HAZARDS	
							INSUFFICIENT	
							TYPE	
	ADJ. LAND	CONFLICT						
							USE	
	ACTIVITIES							
ENV. SENS.	THREAT/DAMAGE							
						FRAGILE RESOURCES		
HAZDS.	MANMADE							
						GEOLOGIC		
						MARINE		
UNIQUE/SPECIAL INTEREST								
LEVEL OF USE								
PROTECTION FROM EXPOSURE								
BEACH BACKGROUND TYPE								
BEACH TYPE								
SIZE	W	10 / 25 YDS.						
						L	100 / 1000 YDS.	
ENV. SENS.	THREAT/DAMAGE							
						FRAGILE RESOURCES		
HAZARDOUS								
DIFFICULT								
EASY								
WHEELCHAIR								
LENGTH								
BLUFF TOP								
WATER'S EDGE								
SUB-AREA								
TRAIL NO.								

ASSESSMENT of ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TRAIL		DESTINATION CHARACTERISTICS				MANAGEMENT CONSIDERATIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
SUB-AREA	TRAIL NO.	TYPE	LENGTH	WHEELCHAIR	EASY	DIFFICULT	HAZARDOUS	ENV. SENS.	THREAT / DAMAGE	FRAGILE RESOURCES	SIZE	W	J	100 / 1000 YDS.	10 / 25 YDS.	BEACH TYPE	BEACH BACKGROUND TYPE	PROTECTION FROM EXPOSURE	LEVEL OF USE	UNIQUE / SPECIAL INTEREST	HAZDS.	ENV. SENS.	THREAT / DAMAGE	FRAGILE RESOURCES	ACTIVITIES	USE	CONFLICT	OWNERSHIP	TRAIL DESTINATION	ACCESS RESTRICTION	PRESCRIPTIVE RIGHTS	AMOUNT	TYPE	INSUFFICIENT	TRAFFIC HAZARDS	IMPACTED NEIGHBORHOOD	IMPROVEMENTS	EROSION	NEED FOR RESOURCE PROTECTION	POTENTIAL FOR INCREASED USE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Seascape (Cont.) Seascape to La Selva Beach	12		M																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						</

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ASSESSMENT OF ACCESS TRAILS and SHORELINE DESTINATIONS

DESTINATION		TRAIL		DESTINATION CHARACTERISTICS.		MANAGEMENT CONSIDERATIONS	
TYPE		TRAIL		DESTINATION CHARACTERISTICS.		MANAGEMENT CONSIDERATIONS	
BLUFF TOP		TRAIL		DESTINATION CHARACTERISTICS.		MANAGEMENT CONSIDERATIONS	
WATER'S EDGE		TRAIL		DESTINATION CHARACTERISTICS.		MANAGEMENT CONSIDERATIONS	
TRAIL NO.		TRAIL		DESTINATION CHARACTERISTICS.		MANAGEMENT CONSIDERATIONS	
SUB-AREA		TRAIL		DESTINATION CHARACTERISTICS.		MANAGEMENT CONSIDERATIONS	
Manresa - North (Cont.)		4		HAZDS.		POTENTIAL FOR INCREASED USE	
		5		ENV. SENS.		NEED FOR RESOURCE PROTECTION	
		6		THREAT/DAMAGE		EROSION	
		7		FRAGILE RESOURCES		IMPROVEMENTS	
		8		HAZARDOUS		IMPACTED NEIGHBORHOOD	
		9		DIFFICULT		TRAFFIC HAZARDS	
		10		EASY		INSUFFICIENT	
		1		WHEELCHAIR		TYPE	
		2		LENGTH		AMOUNT	
		3		BLUFF TOP		PRESCRIPTIVE RIGHTS	
4		WATER'S EDGE		ACCESS RESTRICTION			
5		TRAIL NO.		OWNERSHIP			
6		SUB-AREA		TRAIL DESTINATION			
Place de Mer		4		HAZDS.		POTENTIAL FOR INCREASED USE	
		5		ENV. SENS.		NEED FOR RESOURCE PROTECTION	
		6		THREAT/DAMAGE		EROSION	
		7		FRAGILE RESOURCES		IMPROVEMENTS	
		8		HAZARDOUS		IMPACTED NEIGHBORHOOD	
		9		DIFFICULT		TRAFFIC HAZARDS	
		10		EASY		INSUFFICIENT	
		1		WHEELCHAIR		TYPE	
		2		LENGTH		AMOUNT	
		3		BLUFF TOP		PRESCRIPTIVE RIGHTS	

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Seascope (cont.)

Seascope to La Selva Beach

34. La Selva Beach

● Trestle Beach

Manresa - North

● Place de Mer

35. Place de Mer to
Sand Dollar Beach

● Sand Dollar Beach

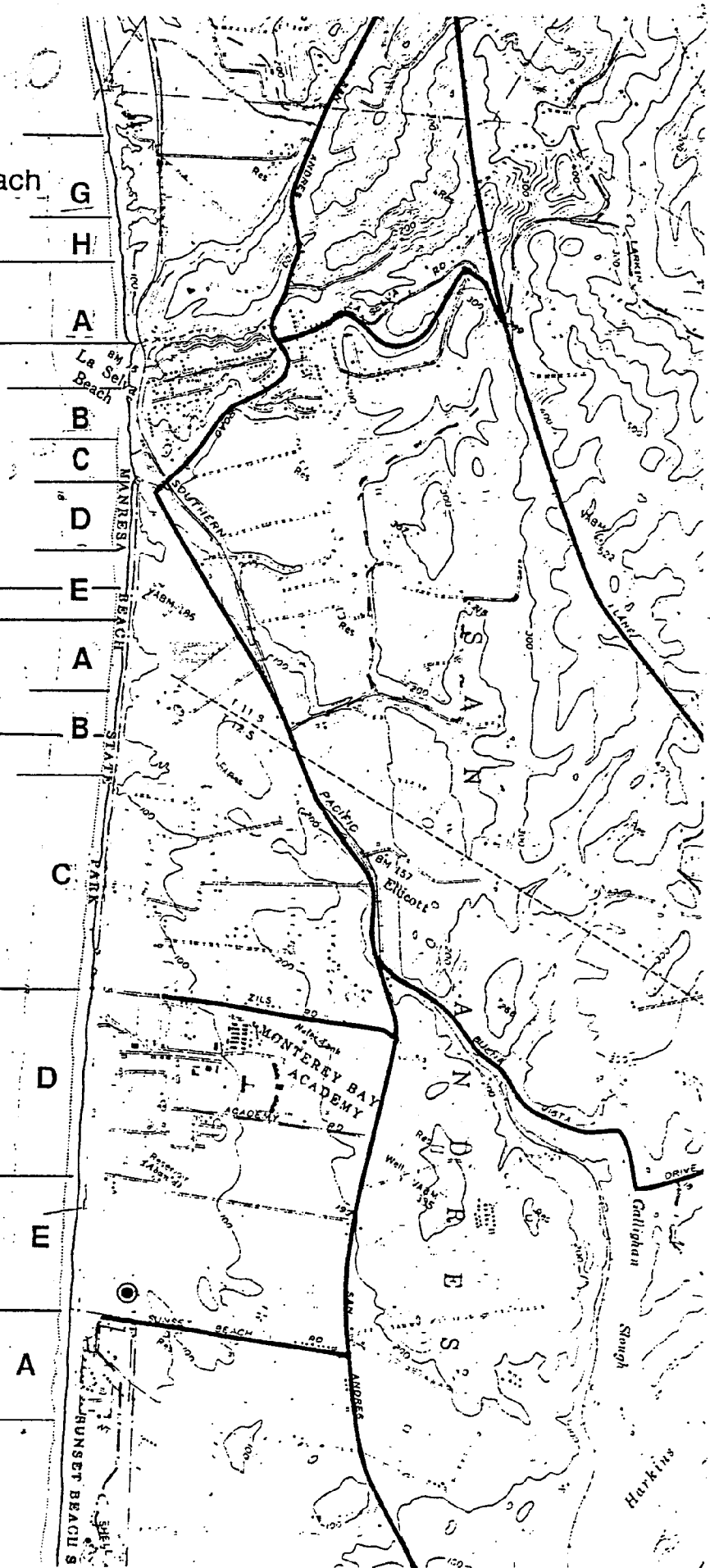
Manresa - South

● Zils Road

Monterey Bay Academy
Beach

Monterey Bay Academy
to Sunset Beach

36. Sunset Beach



Sunset Beach (cont.)

Pajaro Dunes - North

Palm Beach



37. Pajaro Dunes - South

